

# Residential

**Coonan**  
PROPERTY



## Popalong, Barrettstown, Sallins, Co. Kildare

- Excellent 'B' rated four bedroom country residence extending to approx. 251 sq.m (2,701 sq.ft) on approx. 8.2 acres
- Accommodation comprises of living room, family room, kitchen/dining area, utility, lounge room, four bedrooms, two ensuites, family bathroom and garage
- Approached by the two entrances, one serving the main residence on 1.03 acres of mature grounds and the secondary entrance servicing the remainder of the land
- Yard with outbuildings with additional gated entrance from residence direct to the land. The field was drained in 2017 and has a large amount of lane frontage.

4 bedroom detached  
extending 251 sq.m  
(2,701 sq.ft)

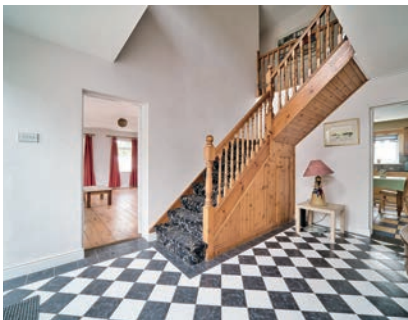
Guide Price:  
**€750,000**

Private Treaty

# Accommodation

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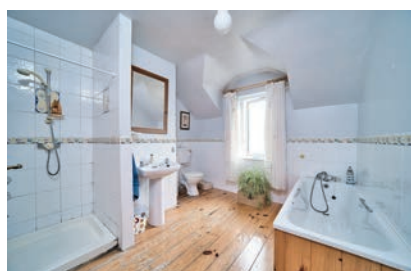
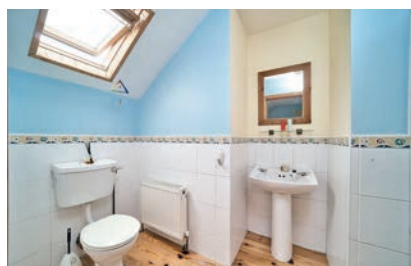
Entrance Hall	4.40m x 3.00m	Composite front door, tiled floor, downlights and hardwood stairs.
Guest w.c		Wash hand basin and w.c
Family Room	4.20m x 5.00m	Laminate flooring, attractive bay window, fireplace with electric point, TV point, additional sockets.
Kitchen/Dining	6.17m x 4.35m	Stanley rayburn cooker, fully fitted kitchen, tiled floor, stainless steel sink, splashback tiles, Hotpoint electric oven & grill, stainless steel extractor fan and plumbed for dishwasher.
Utility Room	4.17m 2.96m	Tiled floor, fitted kitchen units, stainless steel sink, splashback tiles, alarm panel, back door and access to garage.
Lounge Room	3.50m x 4.30m	Attractive Stanley stove with hardwood mantle & stone hearth, hardwood floors, French doors to rear garden.



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Living Room	5.69m x 4.24m	Hardwood floor, feature fireplace with stove & back boiler (mantelpiece not included), fitted units with drawers & shelving.
Living Room	4.67m x 4.26m	Tiled floor, shelving, stainless steel sink
Guest w.c	2.00m x 0.96m	Tiled floor, w.c., w.h.b.
Landing	1.00m x 6.40m	Large Hotpress, fully carpeted, access to attic.
Master Bedroom	4.69m x 3.46m	Fully carpeted, walk-in wardrobe, feature annex window, TV point, additional sockets.
Ensuite	1.89 m x 3.00m	Pine flooring, decorative tiling, shower cubicle with power shower, w.c., w.h.b, glass shelving, velux window.



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Bedroom 2	4.21m x 4.47m	Fully carpeted, integrated shelving, desk & roller-drawers, walk-in wardrobe, additional sockets.
Bathroom	3.00m x 2.71m	Hardwood floor, decorative tiling, bath with shower, w.c., w.h.b
Bedroom 3	4.00m x 4.31m	Fully carpeted, additional sockets.
Bedroom 4	3.16m x 4.40m	Fully carpeted.
Ensuite	0.98 m x 3.00m	Semi-solid flooring, shower, w.c., w.h.b, fitted shelving, utility closet.



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## Additional Information:

Built c. 2000  
Outdoor tap  
Solar panels

## Garden and outbuildings

Mature grounds, lawn, trees, shrubs and patio area. Block built detached garage/shed, lean-to shed, yard leading to direct access to fields.

## Entrance Driveway

Garage 4.21m x 4.68m  
Block built. Accessed through house, floored attic

## Location

Pivotal location close to the surrounding towns of Clane c. 4.8km, Naas 7.7km, Caragh 4km and Sallins c. 5.1km with excellent commuter rail services from Sallins, regular bus services with M7 motorway leading to all major road networks

Schools, shopping facilities and recreational facilities are within a short drive. The local canal is at one's doorstep and can be accessed for beautiful scenic walks and fishing. An array of activities including cycling, tennis, rugby, GAA, horse riding, racing and golf are all within easy reach.

## Items Included in sale:

Fixtures, fittings, mantelpiece in living room not included.

## Services

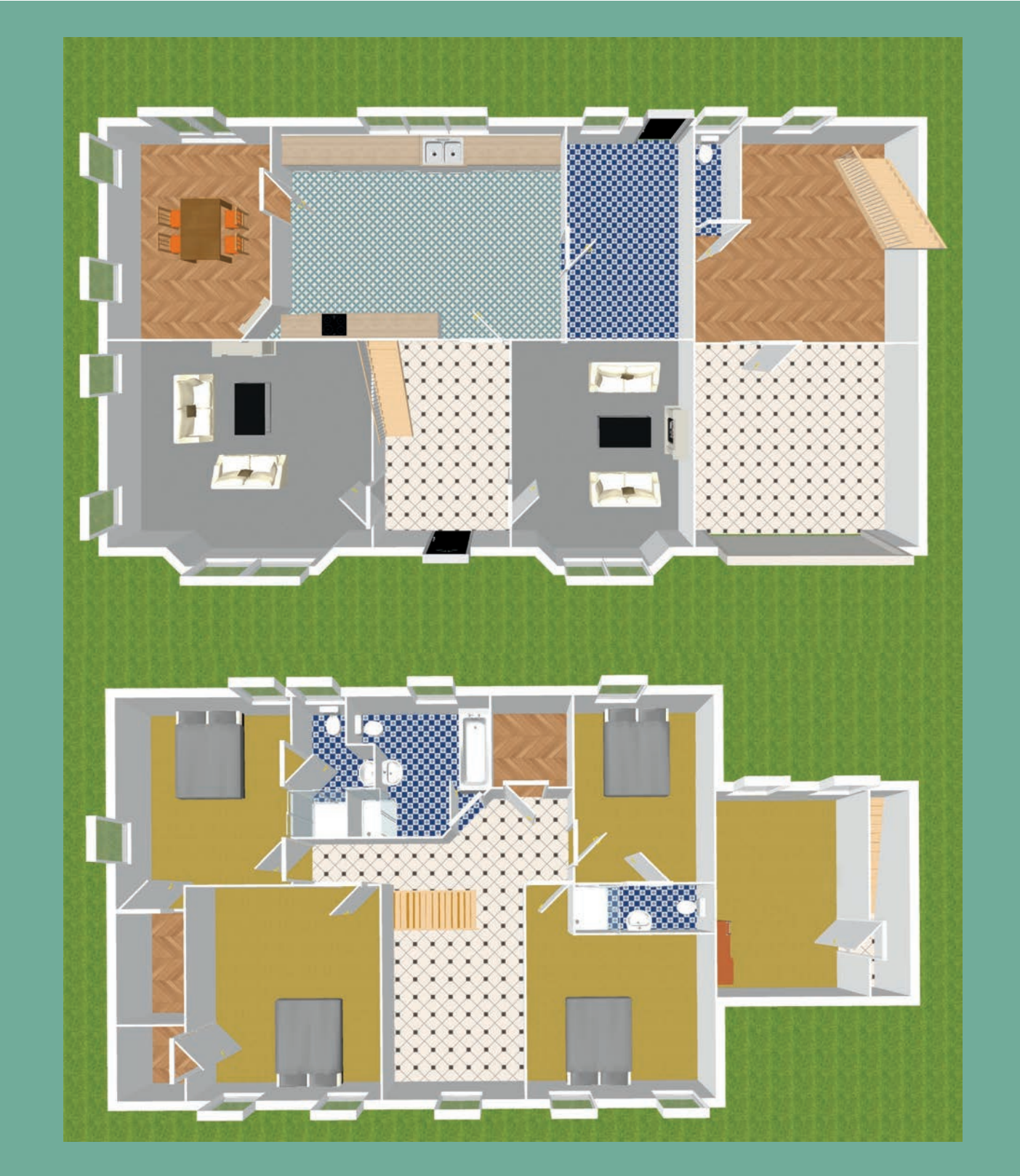
Oil central heating  
Back Boiler  
Solar Panels

## Entrance Driveway

Wired for electric gates, surrounded by attractive laurel hedging & silver birch with mature shrubs & a variety of tree specimens, ample parking to the front of the property with the secondary entrance servicing the land.

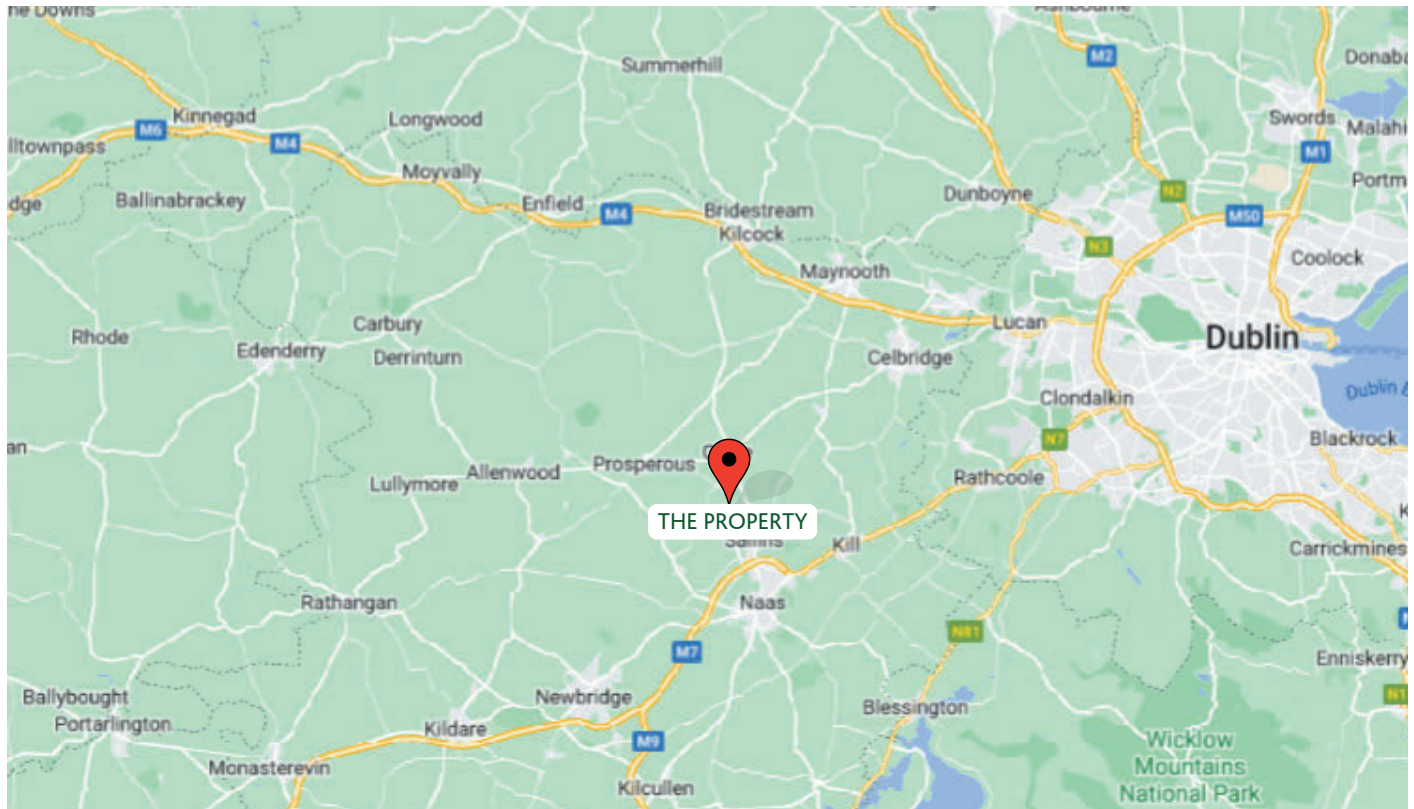


# Floor Plans



# Directions

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## Directions

W91 FA90

**BER**  
**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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FINANCIAL GROUP

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