

Residential

Coonan
PROPERTY



Loughtown Lodge, Loughtown Cross, Donadea, Co. Kildare

- Exceptional 4 bedroom detached family residence extending to approx. 209 sqm on a large 1.9 acre site
- Briefly comprises main hallway, living room, dining room, kitchen/tv room, utility, guest w.c, 1st floor family room, 4 bedrooms inc. master ensuite and main bathroom
- Generously proportioned room sizes with flexible space to suit a number of uses such as playroom, home office or gym
- Excellent decorative order throughout
- Sits on approx. 1.9 acres of beautifully maintained lawns with an array of mature hedging, trees and plants
- Detached, block built garage with power and plumbing
- Located in a delightful rural setting just 10km from Maynooth and 7km from the M4 motorway

4 bedroom
detached
approx. 209 sqm
on a large 1.9 acre site

Guide Price:
€550,000

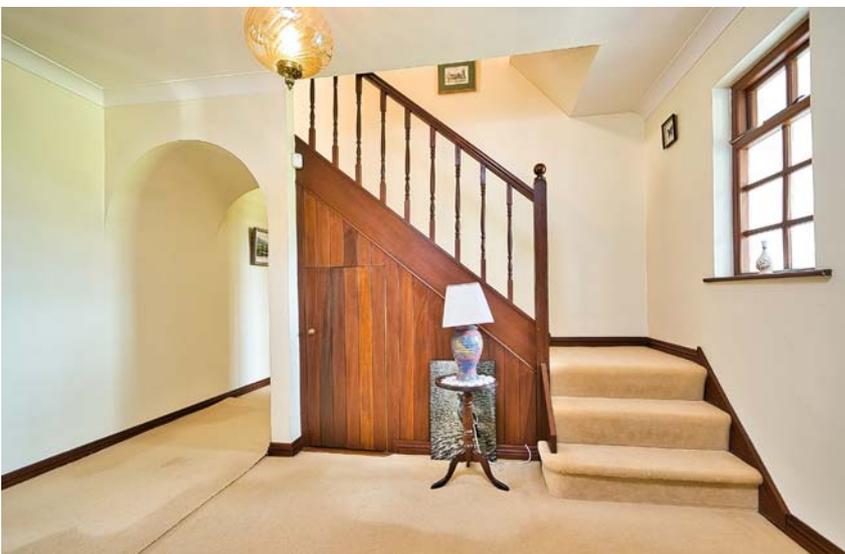
Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch	2.26m x 1.03m	Sliding door, tiled flooring and light fitting.
Living Room	4.58m x 5.17m	Carpet, marble feature fireplace with granite hearth and gas fire insert, recessed lights, coving, curtains, blinds and double doors leading into dining room. Carpet, coving, recessed lights and light fitting.
Entrance Hallway	(3.85m x 3.1m) + (6.56m x 1.2m)	Carpet, coving, recessed lights and light fitting.



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Dining Room

4.1m x 5.31m

Carpet, coving, recessed lights, curtains and door leading into kitchen.

Kitchen

5.87m x 4.4m

Tiled flooring, fitted wall and floor units, Brazilian granite worktop with upstand, integrated oven, range oven, recessed lights and blinds.



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T.V. Room	4.15m x 4.57m	Open plan with kitchen, carpet, coving, recessed lights, t.v. point, curtains and sliding door leading to patio area.
Utility Room	2.31m x 3.91m	Ceramic tiled flooring, shelving, fully plumbed and access to rear garden.
Storage Closet	1.15m x 1.83m	Hot-press.
Guest W.C.	1.1m x 1.8m	Tiled flooring, w.c., blind and light fitting.



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Master Bedroom	3.51m x 4.2m	Carpet, fitted wardrobes, coving, light fitting and curtains.
Ensuite	1.17m x 2.1m	Fully tiled, shower cubicle, w.c., w.h.b., light fitting and blind.
Bedroom 2	3.84m x 4m	Laminate flooring, fitted wardrobes, coving, light fitting and curtains.



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Bedroom 3	3.48m x 3.2m	Carpet, fitted wardrobes, coving, light fitting and curtains.
Bathroom	2.87m x 2.1m	Fully tiled, bath, w.c., w.h.b. with built in vanity unit, fitted mirror, extractor fan, blind and light fitting. .
Bedroom 2	3.84m x 4m	Laminate flooring, fitted wardrobes, coving, light fitting and curtains.
Landing	5.27m x 4.64m	Carpet, light fitting, access to eaves storage and Velux window.



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Bedroom 4

7.87m x 4.65m

Carpet, fitted wardrobes, curtains and Velux window.

Bathroom

2.87m x 2.1m

Fully tiled, bath, w.c., w.h.b. with built in vanity unit, fitted mirror, extractor fan, blind and light fitting. .

**Bedroom 5/
Family Room**

4.62m x 7.67m

Access to eaves storage and light fitting.





Block built shed **5.47m x 6.11m**

Parking for two cars, roller shutter door.

Additional Information:

Overall size 209 sq.m (2,250 sq ft)
Solid wood internal doors throughout
South facing rear garden
Electric gates on approach
Very private setting
Outside lights
Outside taps
Surrounded by mature trees, hedging and plants
Stone gravel driveway

Services:

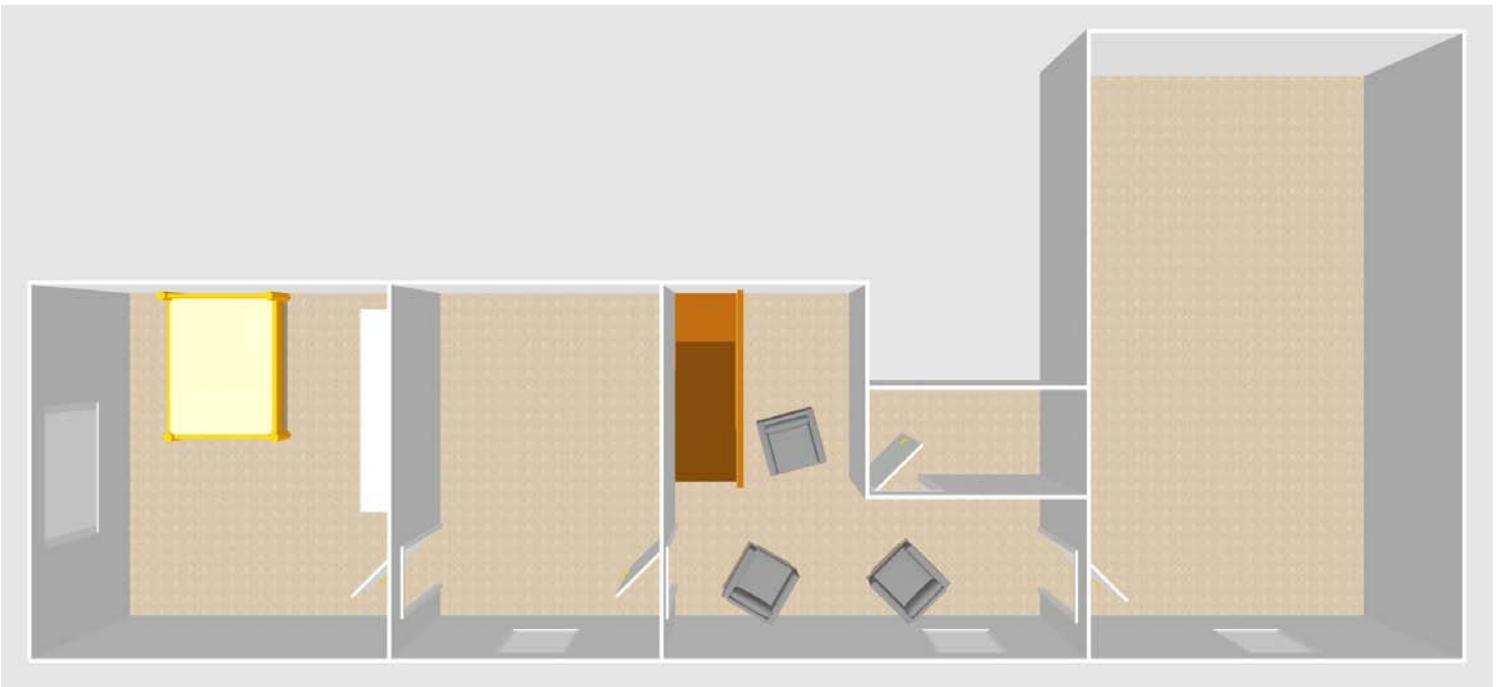
Oil fired central heating
Septic tank
Mains water

Items Included in sale:

Integrated oven, microwave grill, Range oven,
light fittings, curtains and blinds.

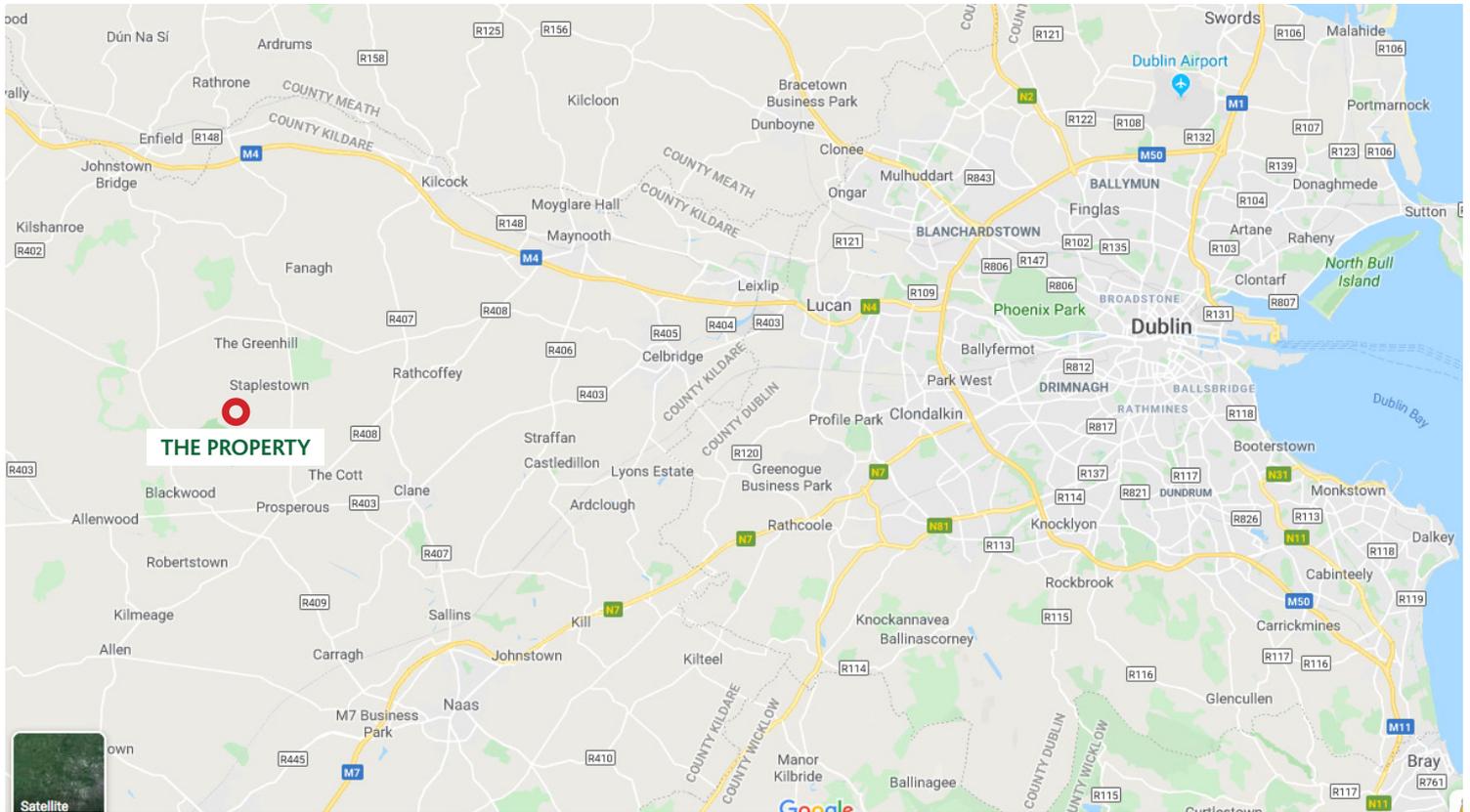
Floor Plans

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Directions

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Directions:

Eircode
W91 A4W9



Contact Information:
Sales Person
Mick Wright
016288400

VIEWING

By prior appointment at any reasonable hour.

BER TBC



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