

# Residential

**Coonan**  
PROPERTY



## Hortland, Donadea, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- An outstanding five bedroom detached dormer bungalow set on approx. 0.5 acres of beautifully landscaped gardens
- Generously proportioned internal accommodation which extends to approx. 2,500 sq.ft. (232 sq.m.)
- Presented in excellent condition throughout
- All rooms are both bright and spacious with delightful views over the gardens and surrounding country side
- This property is located close to quaint village of Tirmoghan, and close to the major towns of Kilcock and Maynooth and all the amenities they have to offer
- Excellent connectivity as the property is within 10km of the M4

PSRA No. 003764 [coonan.com](https://coonan.com)

**5 bedroom  
detached dormer  
Approx. 2,500  
sq.ft. (232 sq.m.)**

**Guide Price:  
€450,000**

**Private Treaty**

# Accommodation



## GROUND FLOOR:

Entrance Hallway	5.92m x 3.01m/ 1.14m x 3.42m/ 4.66m x 1.15m	Coving, double height vaulted ceiling, Velux windows, hardwood floor, alarm panel, under stairs storage.
Small Office	2.16m x 3.35m	
Sitting Rom	3.47m x 7.17m	Coving, feature bay window, hardwood floor, dual aspect windows, fireplace, phone point.



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**Kitchen**

**3.83m x 7.23m**

Fitted wall and floor units, tiled splashback, recessed lights, dishwasher, oven, hob, extractor fan, tiled floor, double door to hallway, sliding patio door.

**Utility**

**1.73m x 3.12m**

Fitted wall and floor units, tiled splashback, plumbed for washing machine, rear door.



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Landing	3.09m x 1.93m	Timber floor, hotpress off.
Master Bedroom	5.63m x 6.16m	Timber floor, walk in wardrobes, bespoke drawers, Velux window, dormer window, TV point.
Ensuite		Tiled floor and wet area, Velux window, extractor fan, wall mirror and light, w.c & w.h.b, shower.
Bedroom 2 (Ground Floor)	4.39m x 3.51m	Feature bay window, solid wood floor.
Ensuite	1.33m x 2.53m	Tiled floor and splashback, w.c & w.h.b, shower, extractor fan.



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**Bedroom 3  
(Ground Floor)**

Hardwood floor.

**Bedroom 4**

**3.56m x 3.23m**

Hardwood floor.

**Bedroom 5**

**4.44m x 6.01m**

Dormer window, Velux window, bespoke drawers, attic access.

**Ensuite**

**1.47m x 2.31m**

Tiled floor and splashback, shower, w.c & w.h.b., extractor fan, wall mirror, wall light.

**Bathroom**

**3.74m x 2.38m**

Tiled floor and wet area, recessed light, w.c & w.h.b, Jacuzzi bath.





## Services:

Mains water  
Septic tank

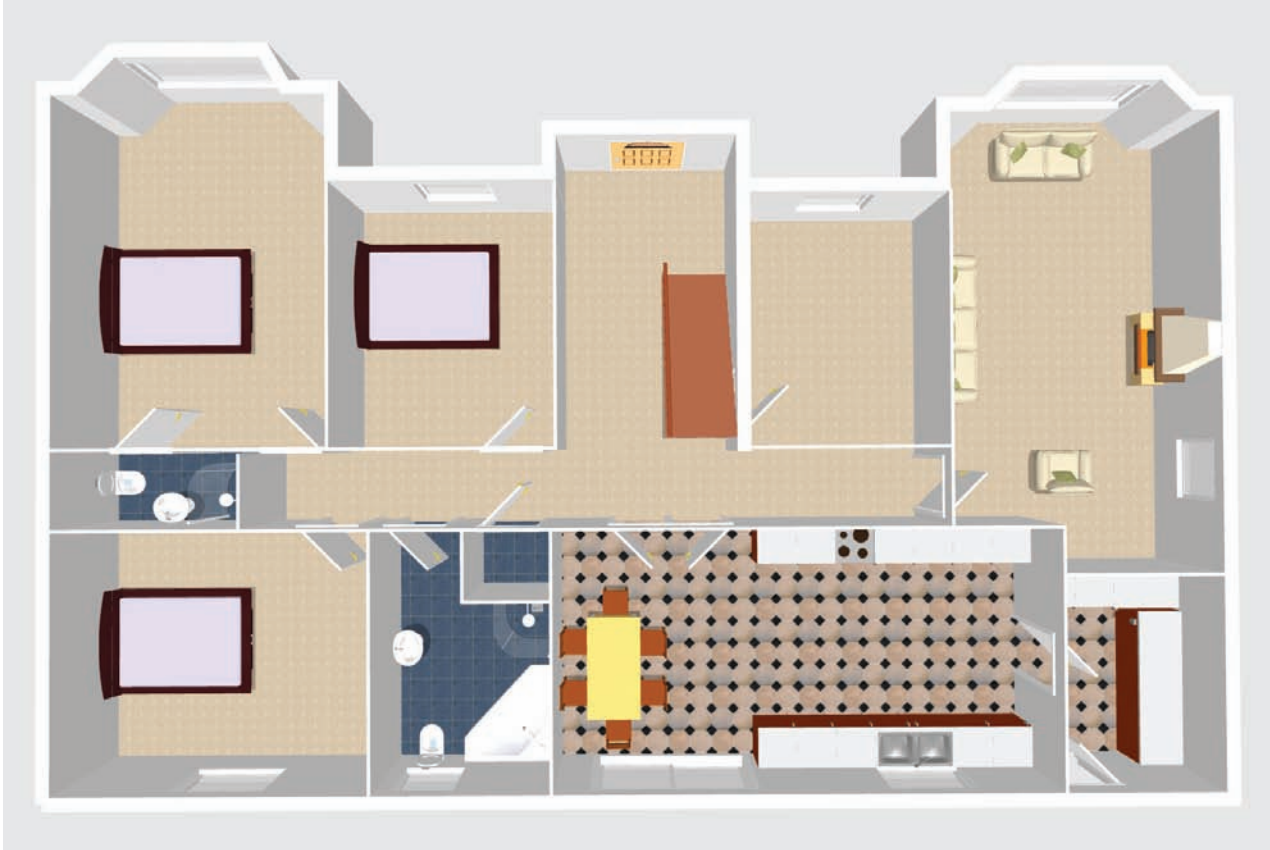
## Items Included in sale

Curtains, blinds, dishwasher, hob, extractor fan.

## Additional Information:

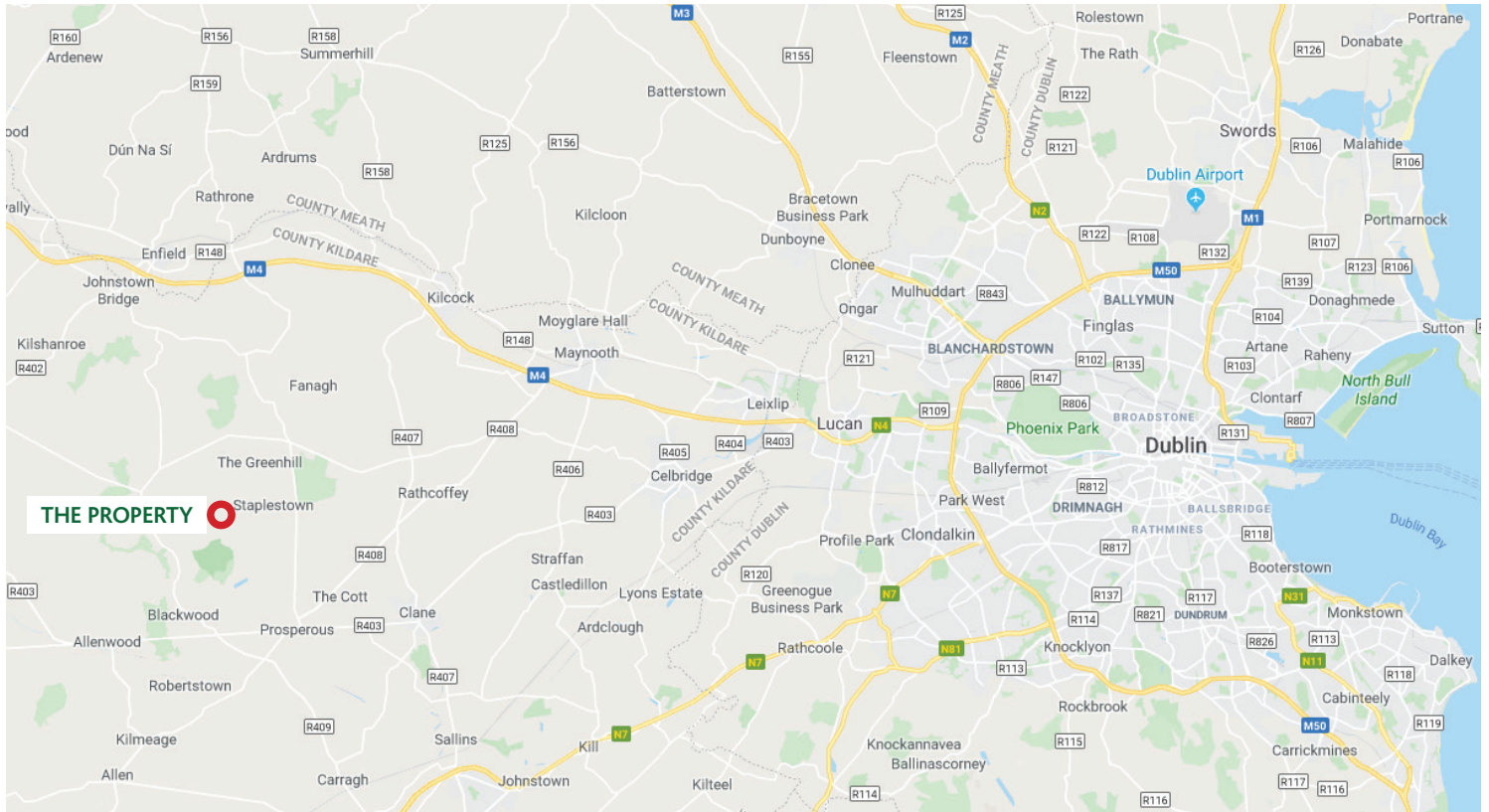
Approx. internal area 2500 sq.ft  
Built in 2004  
Dormer windows  
Velux windows  
Bespoke drawers  
Security alarm  
Smoke alarms  
Large garden  
Large gravel driveway  
Mature garden with shrub beds

# Floor Plans



# Directions

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## Directions:

Eircode

W91 W710

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Contact Information:  
Sales Person  
Edward Cummins  
edwardc@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

## BER TBC

**COONAN**  
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