

# Residential

**Coonan**  
PROPERTY



## The Meadow, Shanacloon, Co. Kildare

- Well presented detached two bedroom dormer bungalow on 0.5 acres with mature grounds to the front and rear of the property
- Approached by wooden gate and gravel drive with front and rear parking, additional double iron gates to access rear of property
- Classified storage space on first floor, currently laid out as two additional bedrooms and study/office
- Only 2.7km to M7 motorway to provide easy access to capital and all major routes
- Excellent public transport links with Kildare train station and serviced by Dublin coach bus
- Within minutes to Kildare village and Kildare town centre. Additional local amenities such as the Irish National Stud at your doorstep

2 bedroom  
dormer bungalow  
on 0.5 acres

Guide Price:  
**€495,000**

Private Treaty

# Accommodation



## GROUND FLOOR:

Hallway	2m x 4.1m	Wide hallway with radiator covers, wood panelling and laminate floor finish. Additional storage shelving underneath stair case.
Sitting Room	4m x 4.1m	Stone Feature fire place with integrated solid wood burning stove with back boiler. Radiator cover, laminate floor finish.



# Accommodation

**Coonan**  
PROPERTY

Living Room

3.4m x 4.8m

Laminate floor finish

Kitchen

4.6m x 6.7m

Fully fitted kitchen, recess lighting under kitchen units, stainless steel draining board, integrated indesit range cooker with gas hob and electric oven. French door access to rear garden.

Utility room

2m x 3.4m

Plumbed for washing machine, door access to rear garden.



# Accommodation

**Coonan**  
PROPERTY

WC                      **1.8m x 1.1m**                      Wash hand basin, tile floor finish.

Double bedroom                      **4.1m x 3m**                      Laminate floor finish

Bathroom                      **2.5m x 2m**                      Fully tiled bathroom, bath.



# Accommodation

**Coonan**  
PROPERTY

**Master bedroom  
with en-suite**

**3.7m x 3m**

Electric shower, laminate floor finish.

**Upstairs Storage area** **2.55m x 3.57m**

Pine staircase

Storage room laid out as office/study 3.5m x 3.3m

Storage room laid out as double bedroom 3.7m x 4.4m

Closet, en-suite with shower.

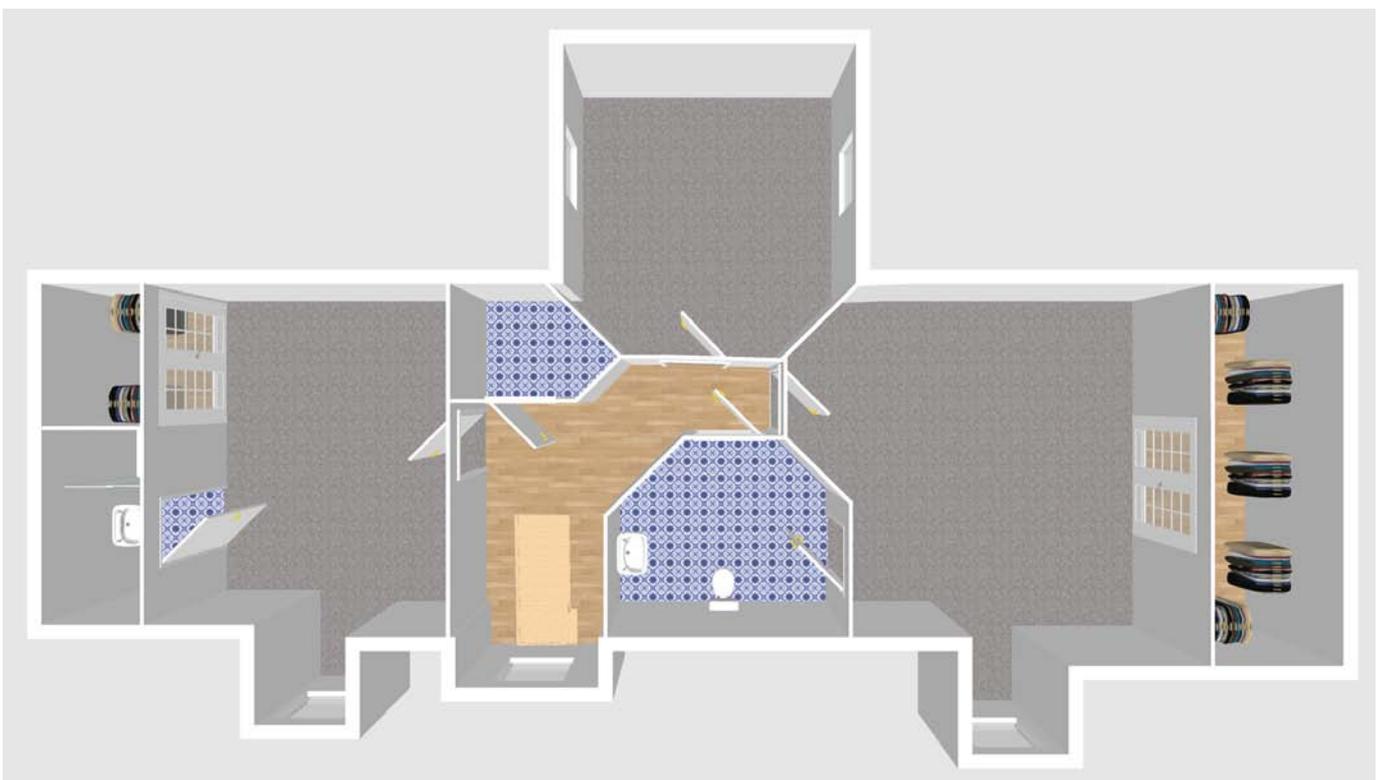
Storage room laid out as double bedroom 5.9m x 4.4m

Walk in wardrobe, en-suite with jack and Jill door leading to landing.



# Floor Plans

Coonan  
PROPERTY





### **Services:**

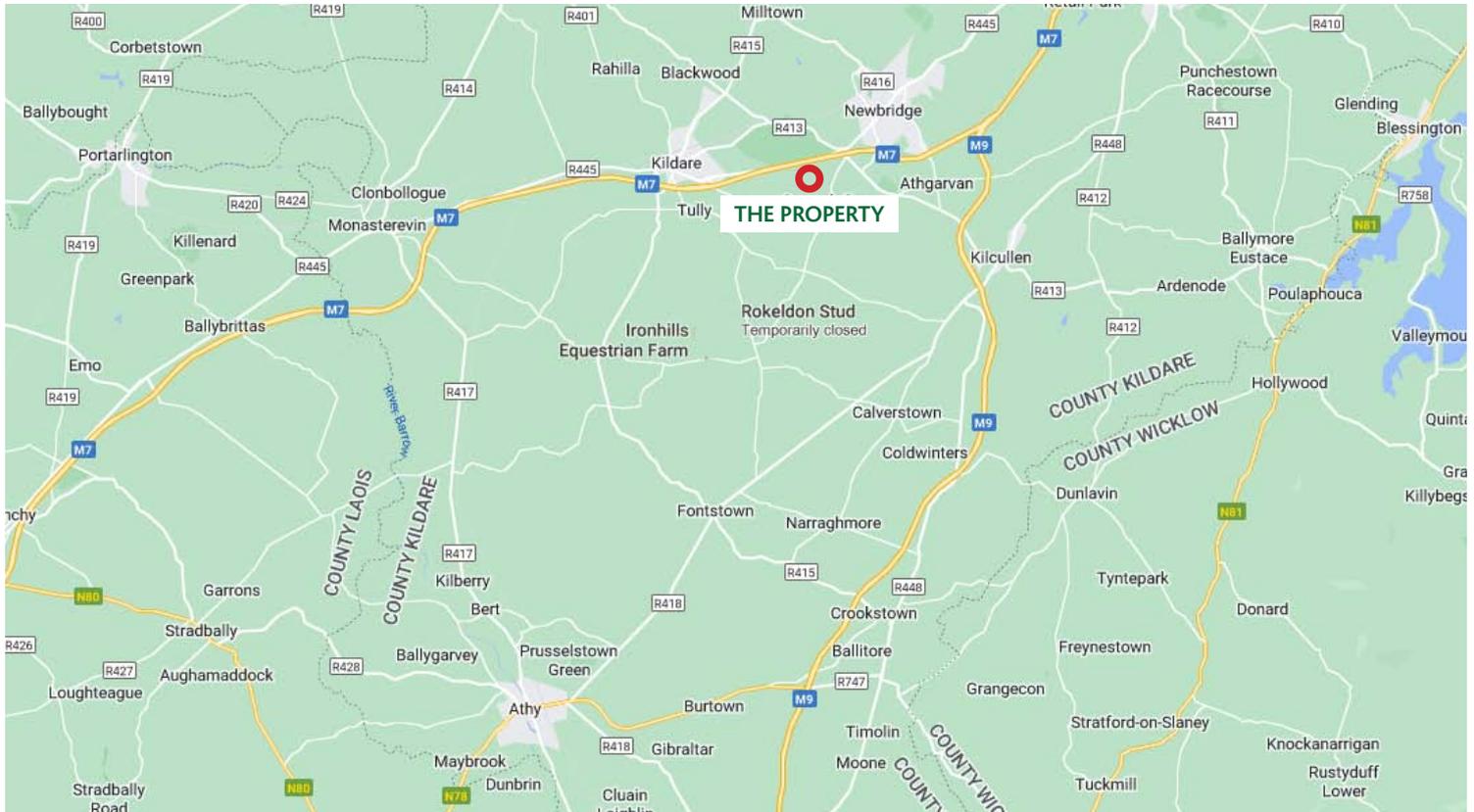
Septic tank  
Mains water  
Oil central heating.  
Boiler outside

### **Items Included in sale:**

Fixture fittings and win-  
dow dressings

# Directions

**Coonan**  
PROPERTY



## Directions:

Eircode  
R51 HF79

## VIEWING

By prior appointment at any reasonable hour.

**Coonan**  
PROPERTY

Contact Information:  
Sales Person  
Jill Wright  
045832020

BER **BER B3**

**COONAN**  
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers  
For the Best Mortgage Deal to Suit your Needs Call  
01 5052718 / [info@coonanmortgage.com](mailto:info@coonanmortgage.com)

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)