

Residential

Coonan
PROPERTY



Portgloriam Kilcock, Co. Kildare on c. 6 acres

To register a bid on this property, please visit coonanlive.com

- An exceptional 5 bedroom detached family residence on approx. 6 acres
- Presented and maintained to the highest standard by the current owners
- Beautifully positioned in a private location with access via a tree lined avenue with paddocks on either side
- Double front garage with roller shutter doors c. 37 sq. m (400 sq. ft)
- Easy access to the M4 motorway just 3km away. Kilcock 4km, Maynooth 10km and Dublin 30km

5 bed detached

Approx. area of
250 sq. m
(2,690 sq. ft)

Guide Price:

€775,000

Private Treaty

coonan.com

PSRA No. 003764

Accommodation

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Entrance Hallway

**1.16m x 7.45m/
4.83m x 2.37m**

Coving, centre piece, dado rail, alarm panel, solid maple wood floor.

Toilet

2.5m x 2.8m

W.C. & W.H.B.

Living Room

4.15m x 5.56m

Waterford Stanley solid fuel stove (heating radiators) set into stone surround. Coving, centre piece, dado rail, large bay window, solid timber maple floor, panelled glass door.

Sun Room/
Dining Room

3.72m x 3.95m

Centre piece, solid maple wood floor, patio doors onto cobblelock patio.

Kitchen/
Breakfast Room

4.75m x 6.22m

Amtico floor (wood effect), panelled country kitchen wall and floor units, quartz worktop, plumbed for dishwasher, integrated fridge, large bay window, Stanley range (central heating).



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Utility	2.4m x 4.05m	Amtico floor, sink, plumbed for washing machine and dryer, American style fridge- freezer, hob.
Study	4.15m x 5.90m	Marble fireplace with granite hearth and gas fire insert, solid maple floor, coving, centre piece.
Bedroom 1 Ensuite	4.10m x 4.15m	Double wardrobes, carpet. Oversized shower tray, W.C. & W.H.B., tiled floor.
Bedroom 2/ Study	3.40m x 4.75m	Carpet, light fitting, curtain pole.



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1ST FLOOR

Master Bedroom	6.45m (max) x 3.65m	Walk in wardrobes, carpet and curtain pole
Ensuite	2.35m x 1.70m	With Velux window, tiled floor, tiled splashback, mirror with shaving light.
Bedroom 4	4.25m x 5.85m	Fitted wardrobes, large window and carpet.
Bedroom 5	5.16m x 3.36m	Fitted wardrobes, carpet.
Bathroom	2.77m x 2.81m	Tiled floor & splashback, Triton electric corner shower, Velux window, tiled floor.
Garage	5.95m x 5.95m	Two roller doors, electricity points, 380 watts power point.



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Features

- Recently redecorated
- Front door with stained glass side windows
- Large landscaped gardens
- Electric gates
- Plum and apple trees
- Tree lined avenue
- Set well back from the main road
- Surrounded by open countryside

Additional Information

- Gross internal area: c.250 sq. m (2,690 sq. ft)
- Site size c. 6 acres in 2 paddocks all post railed with electric fence with water troughs
- All plumbing updated 2 years ago
- Security alarm
- Fire alarms
- Double glazed PVC doors
- PVC soffit and fascia

- Garden shed
- Outside tap
- Outside electricity supply
- Concrete 1st floor

Items Included in sale

Carpets, curtains, blinds, light fittings, dishwasher, washing machine, dryer. (Furniture for discussion).

Services

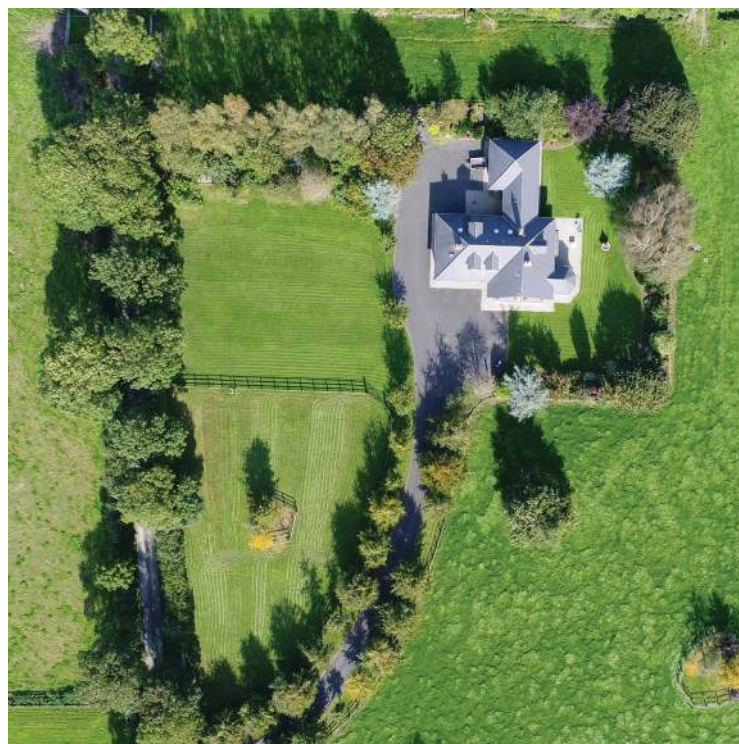
- Mains water
- Mains sewage
- Oil fired central heating
- Solid fuel heating

Viewing

By prior appointment at any reasonable hour.

BER

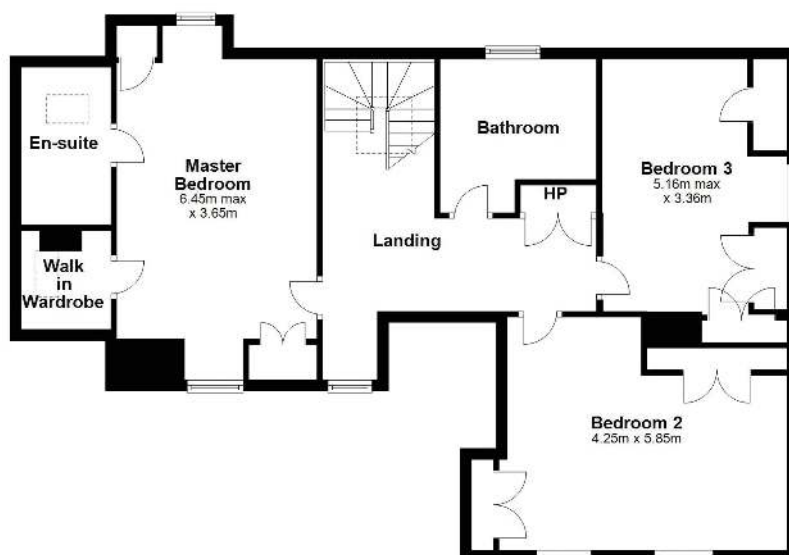
BER C1



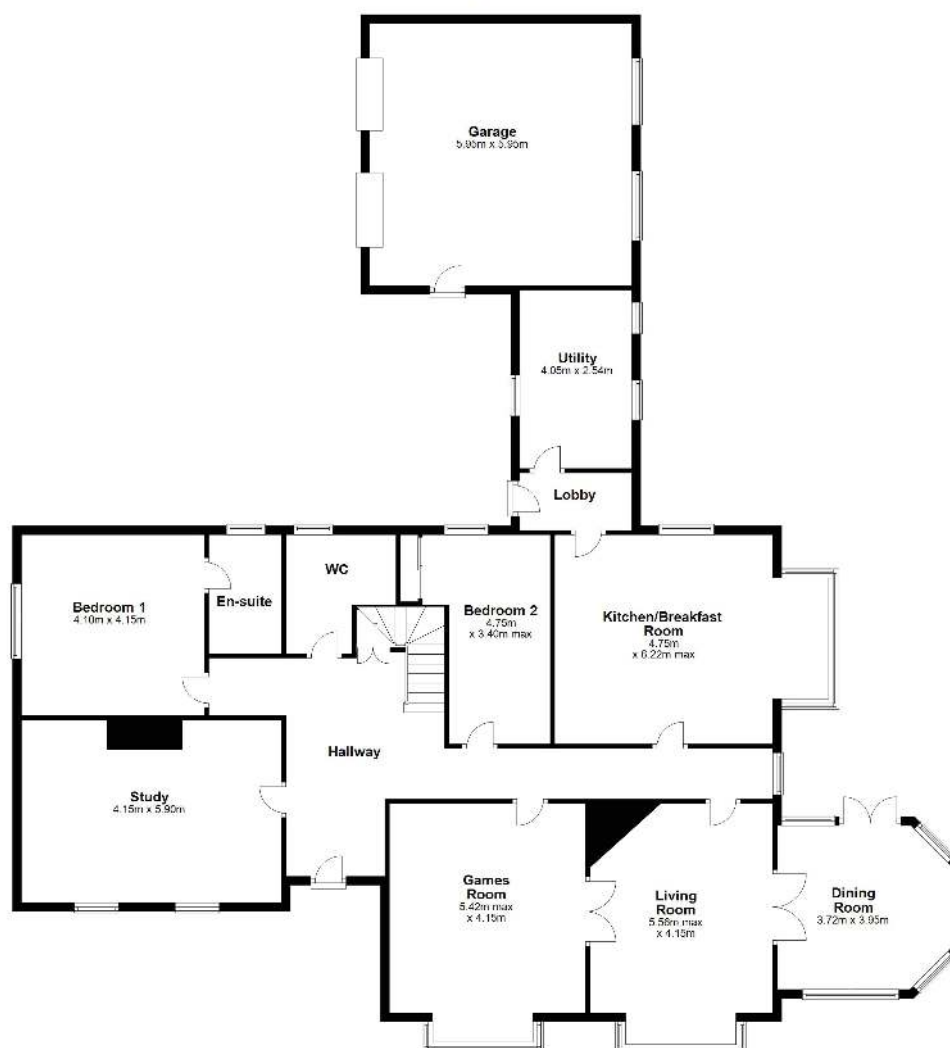
Floor Plans

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First Floor

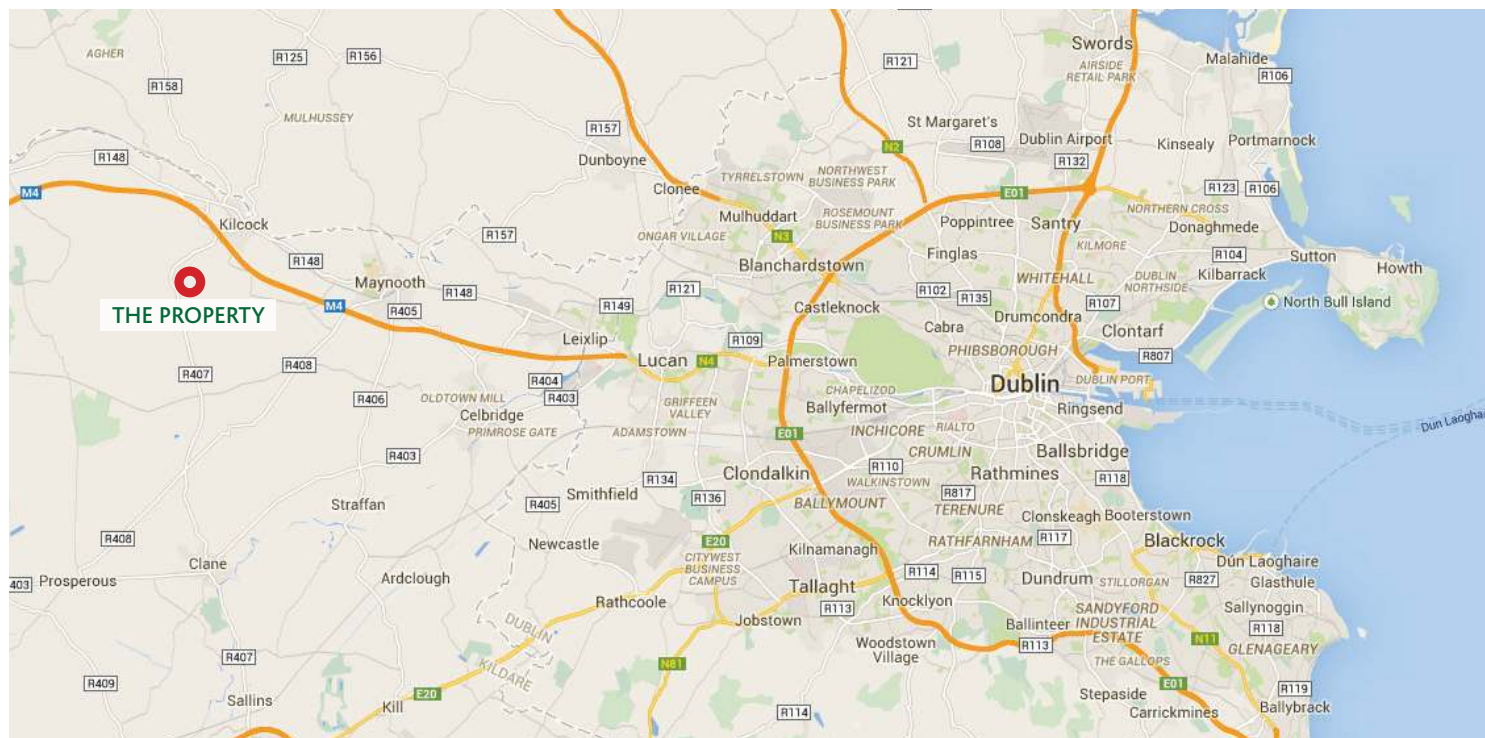


Ground Floor



Directions

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Directions

Eircode: W23 YNY2

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Contact Information

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