

# Residential

**Coonan**  
PROPERTY



## Norfield House, Millicent Demesne, Sallins, Co. Kildare

- Excellent four bedroom country residence with detached garage sitting on 6.3 acres extending to approx. 155 sq.m (1668 sq.ft)
- Accommodation comprises of entrance hallway, family room, living room, kitchen, utility, guest w.c., four bedrooms, en-suite and family bathroom
- The property is accessed via two entrances: the primary entrance leads to the main residence, featuring granite piers, wrought iron electric gates, and a beautifully maintained avenue bordered by stud rail fence, the secondary entrance provides access to farmland presently laid to grass, with substantial road frontage
- Finished to an exceptional standard with under floor heating throughout, Alpha cooker stove, newly built in wardrobes, solid oak floor in living quarters and engineered oak in bedrooms, beautifully manicured grounds are a few attributes that make this an exceptional home
- Floored Attic, suitable for conversion, subject to planning permission

4 bedroom country  
residence extending to  
approx. 155 sq.m  
(1,668 sq.ft)

Guide Price:

**€875,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**4.36m x 1.83m**

Solid Oak floor.

Family Room

**3.95m x 4m**

Feature Bay window, solid oak wood floor, fireplace cast iron with marble surround, and decorative cornicing.

Living Room

**4m x 4.49m**

Solid Oak floor, feature fireplace, French doors leading onto patio area.





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## Kitchen/Dining Area 4.8m x 3.36m

Alpha Range Cooker at the hearth of the kitchen with red brick surround, dining area, tiled floor, fully fitted kitchen with ample worktop space, splashback tiles, dishwasher, electric cooker, fridge freezer.

## Utility Room 2.8m x 2.6m

Additional worktop and cabinets, tiled floor, shelving, plumbed for washing machine, stainless steel sink and rear door to the back garden.

## Guest W.C. 1.57m x 1m

Fully tiled, w.c., w.h.b.



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Inner Halway    **1.15m x 7.76m**    Solid oak flooring.

Master Bedroom    **4m x 3.54m**    Semi solid flooring, fitted wardrobes and bay window overlooking the front.

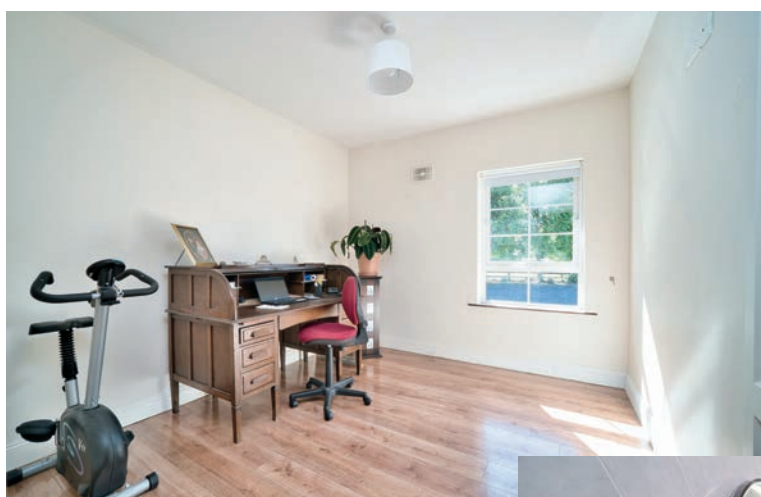
En-suite    **1.14m x 2.95m**    Fully tiled wall and floors, shower cubicle with electric shower, w.c., w.h.b., light fitting.



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Bedroom 2	3.37m x 3.97	Semi solid flooring, fitted wardrobes and TV point.
Bedroom 3	3m x 3.75m	Semi sold flooring, fitted wardrobes and overlooking the front.
Bedroom 4	3.37m x 3.7m	Semi sold flooring and fitted wardrobes.
Bathroom	3.36m x 2.35m	Fully tiled, integrated bath , separate shower cubicle with electric Triton shower, w.c., w.h.b. with Galway brassware taps.



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## Garden & Land

Immaculate and well-defined garden with westerly facing sandstone patio area, raised bedding, beach hedging, mature tree specimens, barna shed, post and rail fence surround land boundary with connections available for water troughs.

## Detached Garage

**3.85m x 6.42m**

Sub divided in plant room and main garage, roller shutter door, granite stills, integrated shelving units and concrete foundation.





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## **Additional Information:**

Gross internal floor area approx. 155 sq.m  
(from the BER)

Built in 1998

Solid oak doors throughout

Satellite tv connection to all rooms  
(including bedrooms)

Newly build wardrobes

Underfloor Heating.

## **Items Included in sale:**

Alpha oil burner, dishwasher, oven,  
electric hob, fridge freezer, light fittings  
and blinds.

## **Services:**

Private Well (public main optional)

Fibre broadband available

Oil fire central heating

Under floor heating

## **Entrance Driveway:**

Approached by granite piers, electric  
wrought iron gates, beautifully manicured  
tree lined avenue with stud rail surround and  
gravel drive.

## **Location:**

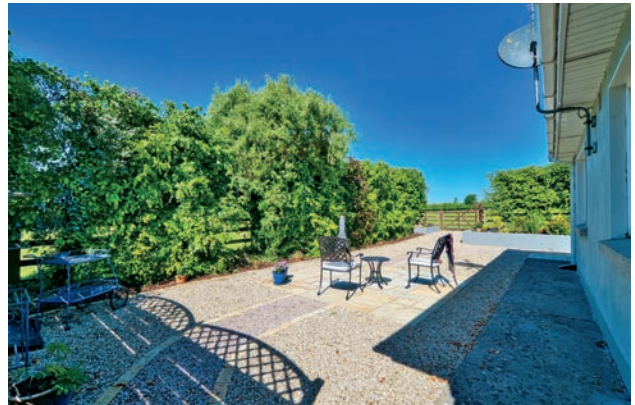
Prime location between Clane (3km) and Sallins (3.5km) with a full range of amenities including shops, schools (primary & secondary), church, pubs, restaurants, cafes, leisure centre, hotel and a wide range of sports and recreational facilities including Millicent Golf & Country Club only 1.5km from door to door.

Dublin city and its surrounding areas are easily accessible via a frequent daily bus services, rail links from Sallins and Maynooth combined with convenience to the M4 and M7 motorway only minutes away.



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# Accommodation

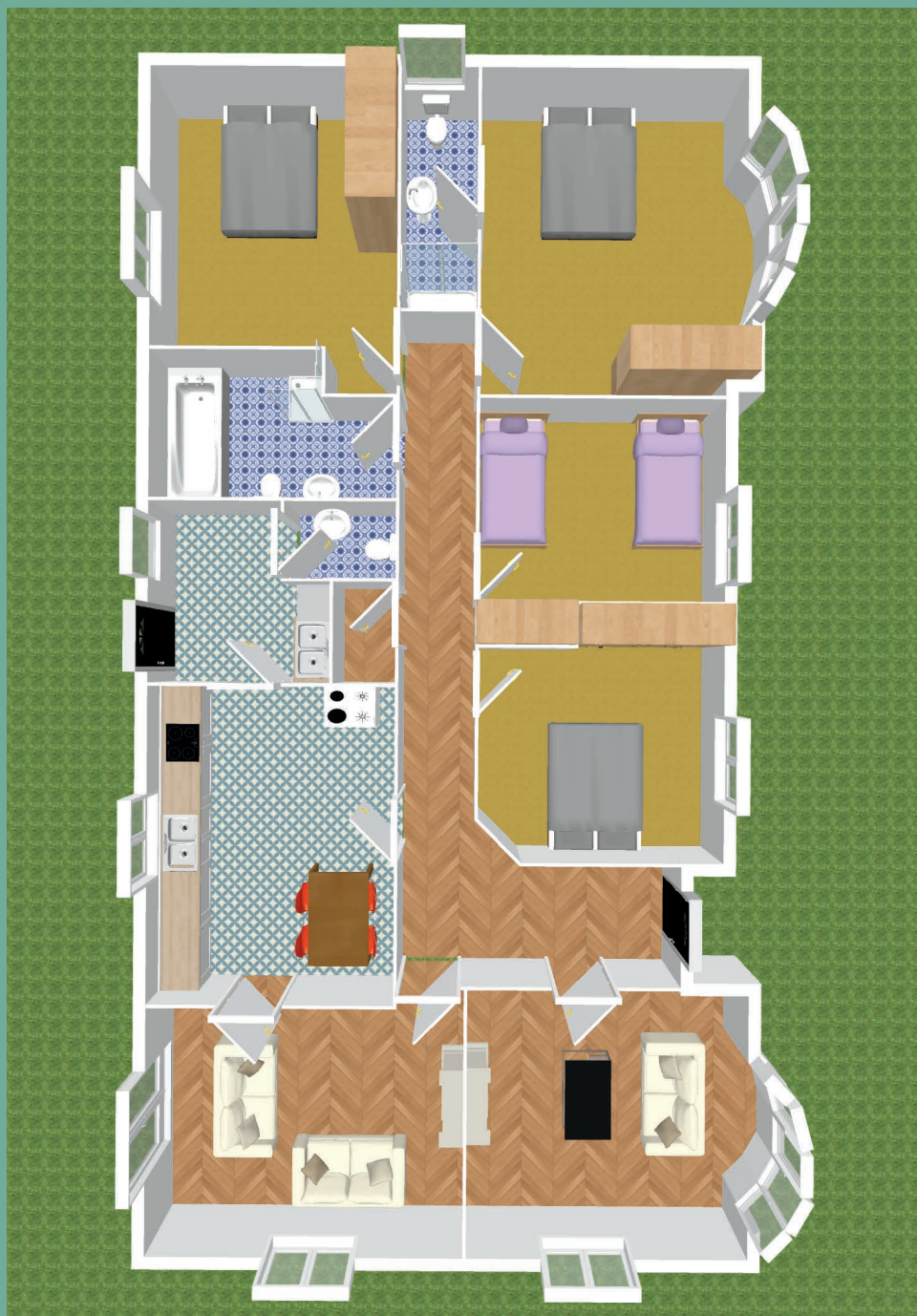
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# Floor Plans

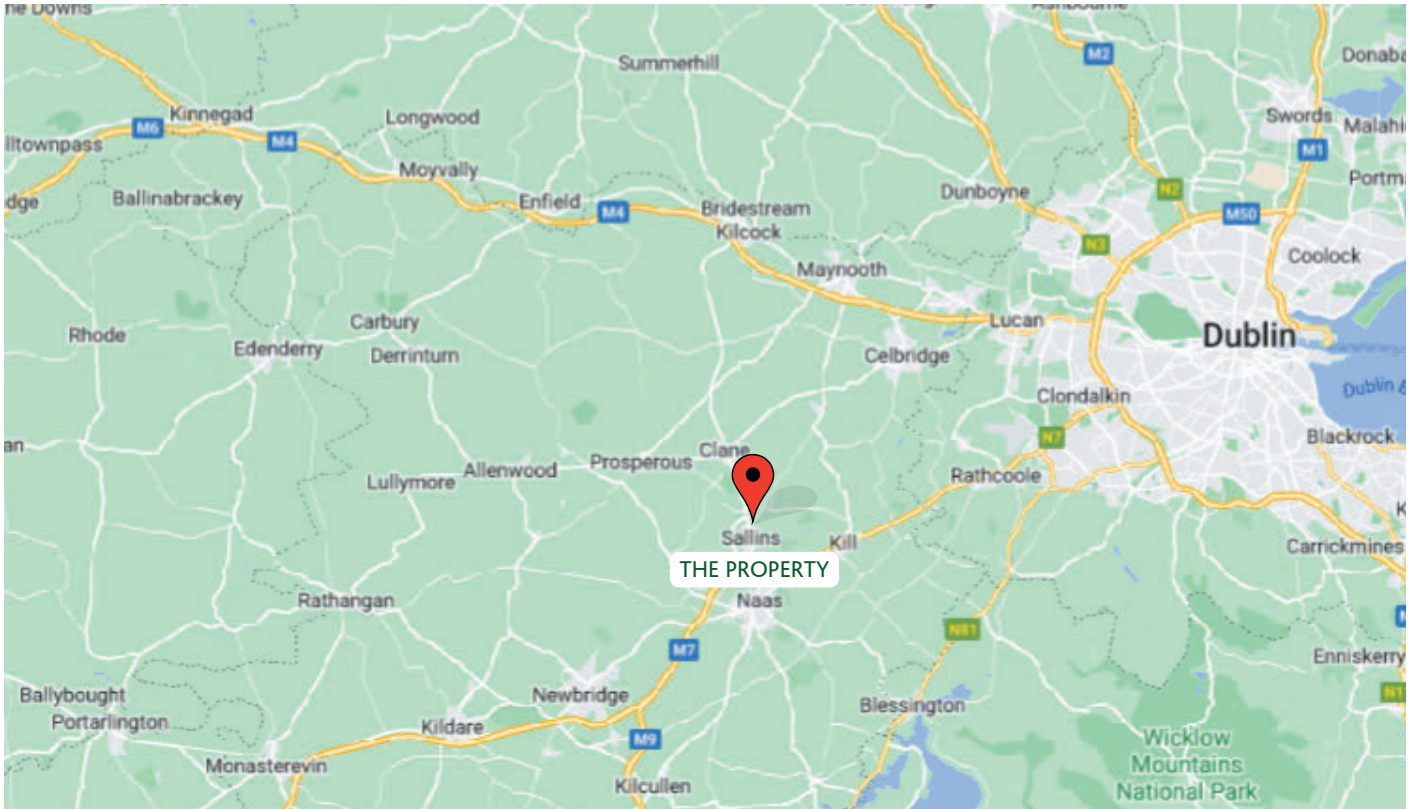
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# Directions

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## Directions

W91 V229

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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