



Meadowbank, Bishopslane, Ballymore Eustace, Co Kildare

- A spacious four-bedroom detached home extending to approximately 245 sq.m/2,637 sq.ft, set on a site of around 0.46 acres
- Accommodation comprises of three levels. The ground floor comprises an entrance hallway, living room, kitchen/dining area, sunroom, three bedrooms (two with en-suite bathrooms), a study, and a family bathroom. The lower ground floor features a fourth bedroom along with a self-contained living space including a kitchen, bathroom, and living room. The upper floor offers storage space, suitable for use as a games room or study area
- Approached by decorative cast iron gates & tarmacadam drive this residence is set on a beautiful mature site offering excellent privacy, with a two-tiered garden to the rear
- Just minutes from Ballymore Eustace village, offering artisan shops, cafés, restaurants and bars, grocery stores, and the well-regarded Scoil Mhuire Primary School, along with a variety of local activities including water sports and the Ballymore Eustace Loop Walk
- Excellent connectivity, close to the larger towns of Naas and Blessington, with convenient access to the N81 and M7/M9 motorways. Regular bus services provide links to both towns and Dublin, with Park & Ride Luas services available within a 30-minute commute.

PSRA No. 003764 coonan.com

Spacious four-
bedroom detached
home extending to
approximately
245 sq.m/2,637 sq.ft,

Guide Price:
€550,000

Private Treaty

Location

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Entrance Driveway

Decorative cast iron gates, tarmacadam drive, mature site trees and shrubs.



Entrance Hallway	1.80m x 5.27m	Tiled floor, closet, downlights, coving, hallway arch.
Living Room	4.92m x 4.19m	Hardwood flooring, stove with natural stone surround and hardwood fireplace, coving, detailed cornicing.
Kitchen / Dining Area	3.00m x 8.34m	Fully fitted solid hardwood kitchen, double oven, tiled splashback, tile floor, semi-solid flooring in dining area.
Conservatory/ Sunroom	4.89m x 4.29m	Tiled floor, decorative glass panes, additional sockets, access to rear garden.
Utility	3.21m x 1.35m	Access to rear garden, plumbed for washing machine.
Main hallway	10.48m x 0.99m	Carpet flooring, coving.
Bedroom 1	2.60m x 5.80m	Semi-solid flooring, fitted wardrobes.

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Bedroom 2	3.10m x 3.58m	Semi-solid flooring, fitted wardrobes.
Ensuite	1.35m x 2.32m	Tiled flooring tiled shower cubicle with integrated shelving, w.c., w.h.b., integrated mirror with LED light.
Bedroom 3	4.38m x 5.12m	Carpet flooring, downlighting.
Ensuite	2.00m x 4.12m	Fully tiled, corner bath with electric shower, w.c., w.h.b.
Study	2.89m x 2.54m	Carpet flooring.
Bathroom	3.28m x 4.59m	Fully tiled, w.c., w.h.b, deep fill corner bath, decorative tiles.
Landing		Carpeted including staircase.
Storage Area	8.80m x 3.00m	Velux windows, semi-solid, downlighting.
Attic Storage	4.18m x 3.36m	Carpet flooring.
Bedroom 4	3.75m x 4m	Semi-solid floor.
Reception Area	3.17m x 4.13m	Carpet flooring.
Kitchen/ Living Area	4.99m x 6.77m	Lino flooring, door access to rear garden, fully fitted kitchen with tile splashback, oven, extractor fan.
Bathroom	2m x 2m	Shower, w.c., w.h.b. with splashback tiles.



Floor Plans



Accommodation

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Garden:

Beautifully mature private grounds, with two-tiered lawn garden to rear and stainless-steel shed.

Additional Information:

- Built 1994
- Gross internal floor area approx. 245sq.m/2615 sq. ft
- Ample parking

Items Included in sale:

Fixtures, fittings and window dressings including curtains

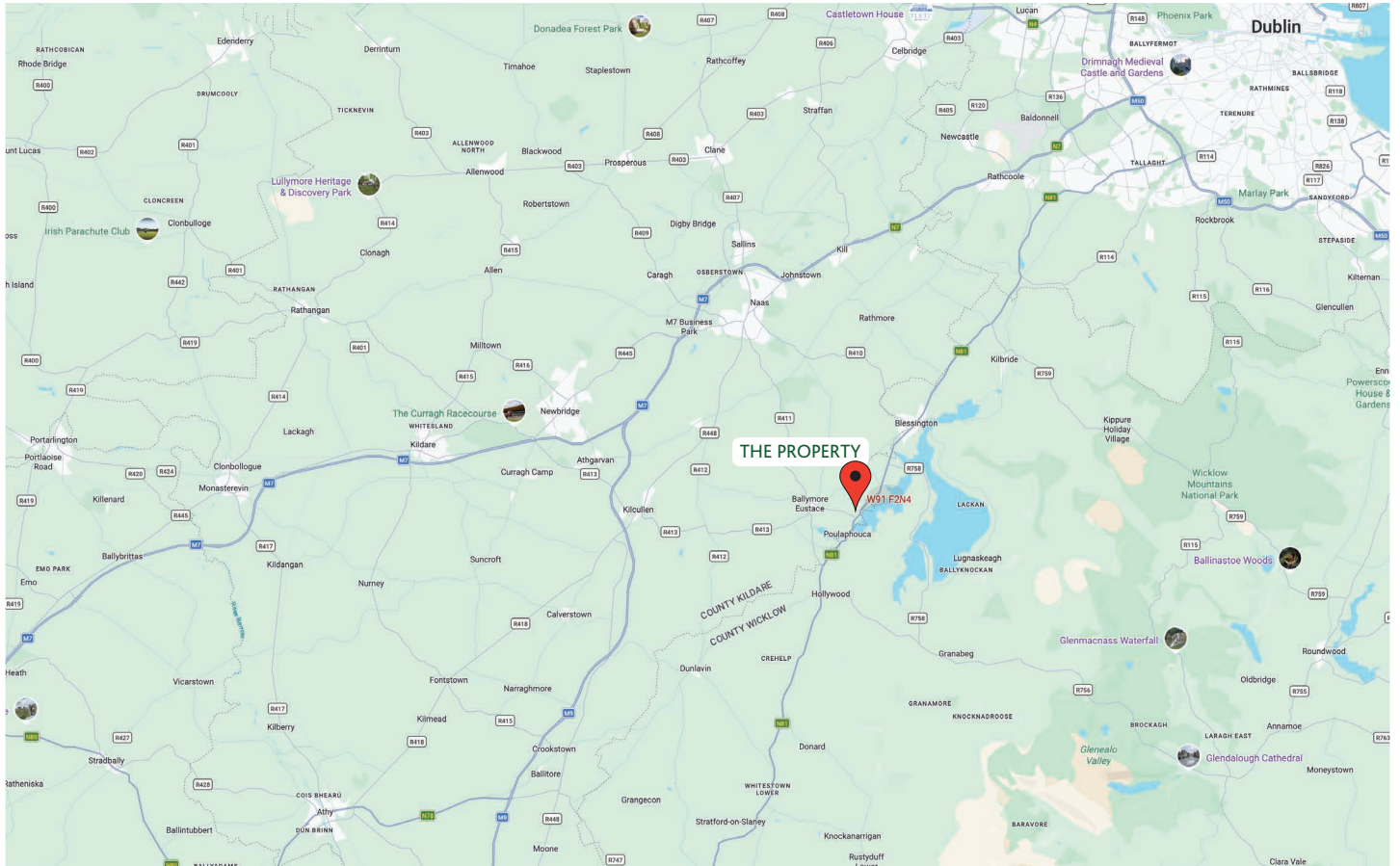
Services:

- Oil central heating
- Septic tank
- Private well



Directions

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Directions

Eircode: W91 F2N4



Viewing

By appointment only



Contact information:

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