

# Residential

**Coonan**  
PROPERTY



## Hortland, Donadea, Co. Kildare

- A spacious five-bedroom family residence extending to approximately 370 sq.m. featuring a central courtyard with a children's playroom, dog kennels, stables, tack rooms, and a carport. The property is set on grounds of around one acre
- The accommodation includes an entrance hallway, a lounge/cinema room, an open-plan kitchen/lounge/dining/living area, five bedrooms, a study currently used as a bedroom, a landing sitting area, two family bathrooms and an en-suite
- Attractive exterior showcasing natural stone cladding, wood panelling, and granite steps leading to the front entrance, set within a landscaped lawn bordered by mature trees and hedging
- Spacious living area showcasing striking vaulted ceilings, a custom-designed staircase, a stove-style fireplace, and a feature Velux-panelled window that floods the space with natural light are a few of the many attributes that make this an exceptional home
- Excellent transport links with Rail available from Kilcock (10km) and Enfield (10km), within 8.5km from Exit 9 on the M4 motorway, Dublin is within a 40-minute drive and only 16km from Maynooth

**5 bedroom family residence extending to approx. 370 sq. m (3,982 sq. ft)**

**Guide Price:**

**€645,000**

**Private Treaty**

# Accommodation

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## Entrance Hallway

**3.69m x 6.45m**

Entrance via French doors with tall glass window panels, polished floor tiles, split level floor, apex ceiling - half with Velux long panelled windows, wall panelling, recessed shelving space, a second set of French doors & glass full height window panels on opposite side leading to courtyard area.

## Living Room

**6.20m x 5.79m**

Oak double doors, split level, hardwood floor, recessed space, stepped down to lounging/sofa area with tiled mosaic floor, panelled ceiling, natural stone feature fireplace with decorative stone chippings, feature lights, additional sockets, sliding doors.





# Accommodation

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Kitchen/  
Dining /Living  
area

**8.68m x 8.62m**

Sliding door access from reception hall, tiled floor in recessed lounge area with fitted shelving units, split level, step up to additional living/dining area with tiled floor, two sets of French doors leading out to decking area at rear, spot lights, vaulted ceiling, natural stove fireplace, another step up to a fully fitted high gloss, soft close, Cooke and Lewis kitchen, semi-solid floor, island with gas hob, soft-close pan drawers, glass splash back, upstands, pop-up sockets, double oven, integrated microwave, coffee machine.



# Accommodation

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## Down stairs/Lower level

Family  
Bathroom

**1.82m x 2.45m**

Power shower, w.c., w.hb., towel radiator, down lights.

Bedroom 3

**4.62m x 2.61m**

Fully carpeted, French doors leading to rear of house.

Study currently  
laid out as  
Bedroom

**3.30m x 2.97m**

Fully carpeted.



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Hallway

Door leading to courtyard, closet with water cylinder.

Utility Room

**1.19m x 2.33m**

Tiled floor, plumbed for washing machine, recessed space for shelving.

Master  
Bedroom

**6.40m x 5.77m**

Semi solid floor with partially carpeted area, recessed spaces behind bed, walk-in wardrobe with shelving, downlights.





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**En-suite**      **3.75m x 2.47m**      Fully tiled floor, semi tiled walls, feature wall paper, bath, shower enclosure, power shower, w.c., w.h.b., mirrors, downlights.

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**Utility closet / Cloakroom**

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**Upstairs Bathroom**      **2.61m x 3.37m**      Semi-solid floor, feature wall paper, large shower enclosure, rainwater shower, w.c., plumbed for a washhand basin, down lights.



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## Landing

Semi-solid floor with central carpet runner, recessed seating space, with feature wood beams and glass panelled slanted ceiling, bespoke oak staircase leading to entrance hall and reception area.

## Upstairs Bathroom

**4.69m x 3.49m**

Fully carpeted, Velux window, fitted wardrobes.

## Bedroom 4

**3.40m x 4.70m**

Fully carpeted, Velux window.



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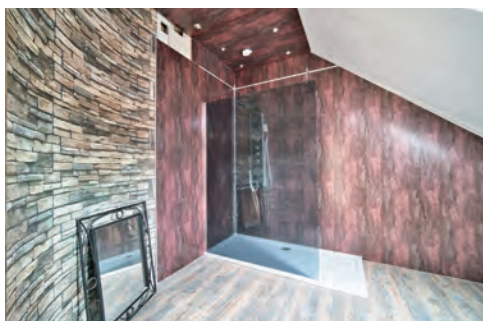
**Upper Hall Area**      **2.26m x 13.90m**      Semi-solid flooring.

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**Bedroom 5**      **5.76m x 5.37m**      Semi-solid flooring with carpet section in the middle, wood panelled ceiling, down lights, French doors to balcony (yet to be installed). Space for an en-suite.

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**Garden & Courtyard**      Gravel surface, boxwood hedges, lawn area, garden shed, stables, fodder store, tack room, children's playroom (insulated) and car port.





# Accommodation

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## Items Included in sale:

Fixtures, fittings and window dressings,  
top quality kitchen appliance.

## Services:

Mains Water  
Biocycle Septic tank  
OFCH

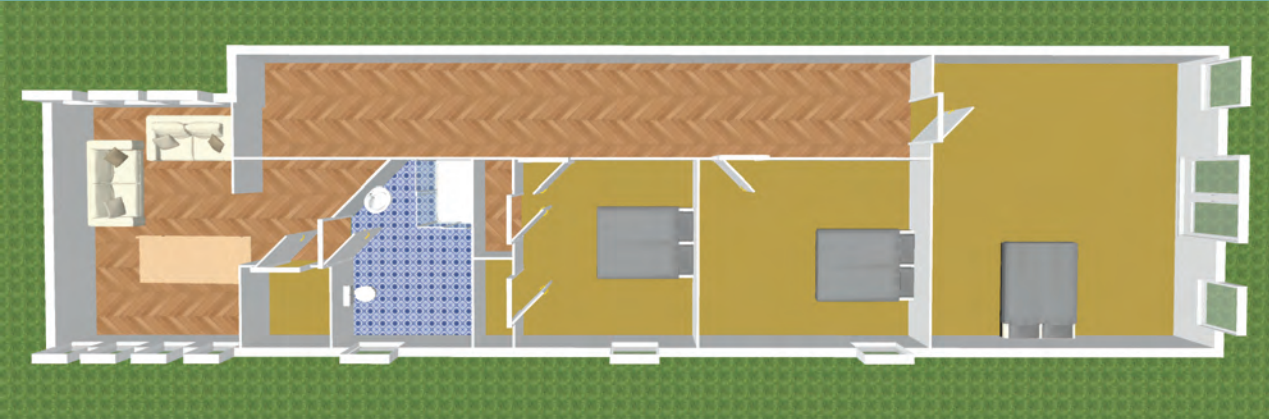
## Entrance Driveway:

Lawn, wide granite stone steps to entrance  
door.



# Floor Plans

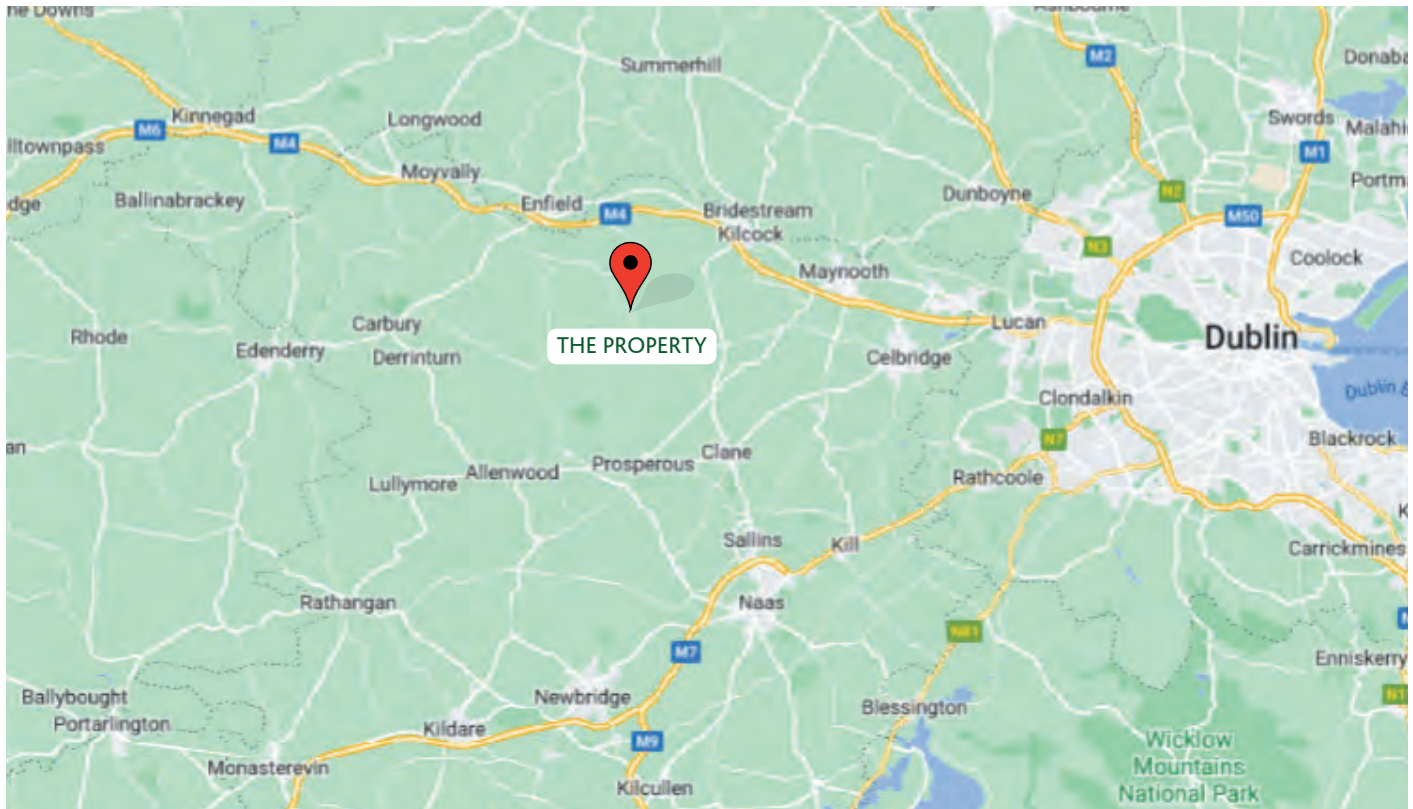
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# Directions

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## Directions

W91 V523

## BER

TBC

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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