

Residential

Coonan
PROPERTY



Ironhills, Suncroft, Curragh, Co. Kildare

- Excellent four bedroom dormer bungalow sitting on c.7.52 acres
- Accommodation comprises of entrance hallway, kitchen/dining area, living room/dining conservatory, family room, office, utility/porch/wc, four bedrooms, three en-suite and family bathroom.
- Approached by gravel drive, mature garden, solid block built garage and additional sheds and yard to the rear
- Quality land is accessed via main and additional service entrance, mains water service paddocks and sand arena
- This property is in the townland of Ironhills between the villages of Nurney 6km and Suncroft 2.5km. This is a very central location close to Kildare Town 10km, Newbridge 11.5km & The Curragh 7.5km. The entire also benefits from easy accessibility to the M7 & M9 Motorways.

PSRA No. 003764 coonan.com

4 bedroom
dormer bungalow
on on c.7.52 acres

Guide Price:
€750,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	3.46m x 6.64m	Tiled floor, feature pine staircase.
Porch/Utility/W.C	4.2m x 3.1m	Plumbed for washing machine, worktop, cupboard and shelving, w.c & w.h.b. integrated mirror and shelving and porch area.
Family Room	4.25m x 4.26m	Laminate floor, cast iron fireplace with marble surround and granite hearth and integrated shelving.



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Bedroom 1	8.99m x 3.09m	Laminate floor, fitted wardrobes, integrated vanity unit and light fittings.
Ensuite	2.12m x 2.14m	Fully tiled, w.c, vanity mirror, cabinet, additional shelving, down lighters and power shower.
Home Office	3.2m x 2.04m	Additional shelving, laminate floor and additional sockets.



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Bedroom 5

5.33m x 3.24m

Laminate floor, fitted wardrobes and access via PVC door to garden.

Family Bathroom

2.96m x 4.27m

Wet room space with Mira electric shower, w.c & w.h.b, Jacuzzi bath, had towel rail, fully tiled, vanity unit with integrated lighting.



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Living/ Dining
Room/Conservatory

8.81m x 6.16m

Laminate floor, bay window, conservatory – dining area, double door leading to patio area, bar area, feature fireplace with gas insert with cast iron and granite surround and coving.

Kitchen/
dining room

2.55m x 3.57m

Pine hardwood flooring, fitted wardrobes, light fitting and curtains.



Accommodation

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Landing	6.26m x 5.75m	Recess sitting area, hardwood oak floor, Velux windows, down lighting.
Hot-press	2.72m x 2.0m	
Master Bedroom	5.9m x 5.13m	Hardwood floor, walk in wardrobe (1.56m x 1.8m)
En-suite	2m x 2.07m	Fully tiled, shower, vanity mirror with integrated lighting, w.c, and w.h.b.
Bedroom	6.06m x 5.13m	Fitted wardrobes, hardwood floor, t.v. point and Velux window.
En-suite		Fully tiled, shower, w.c, w.h.b, and light fitting.



Accommodation

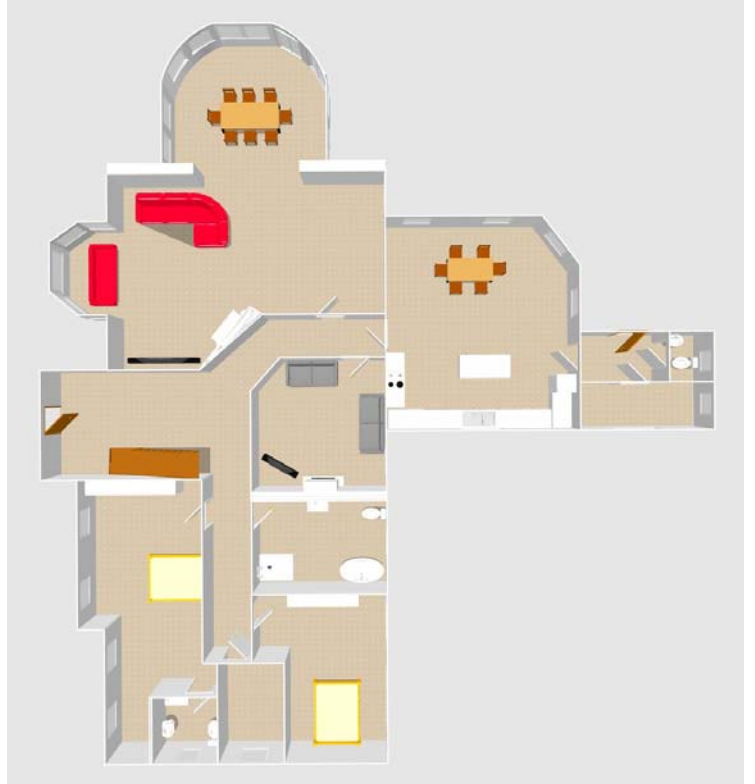
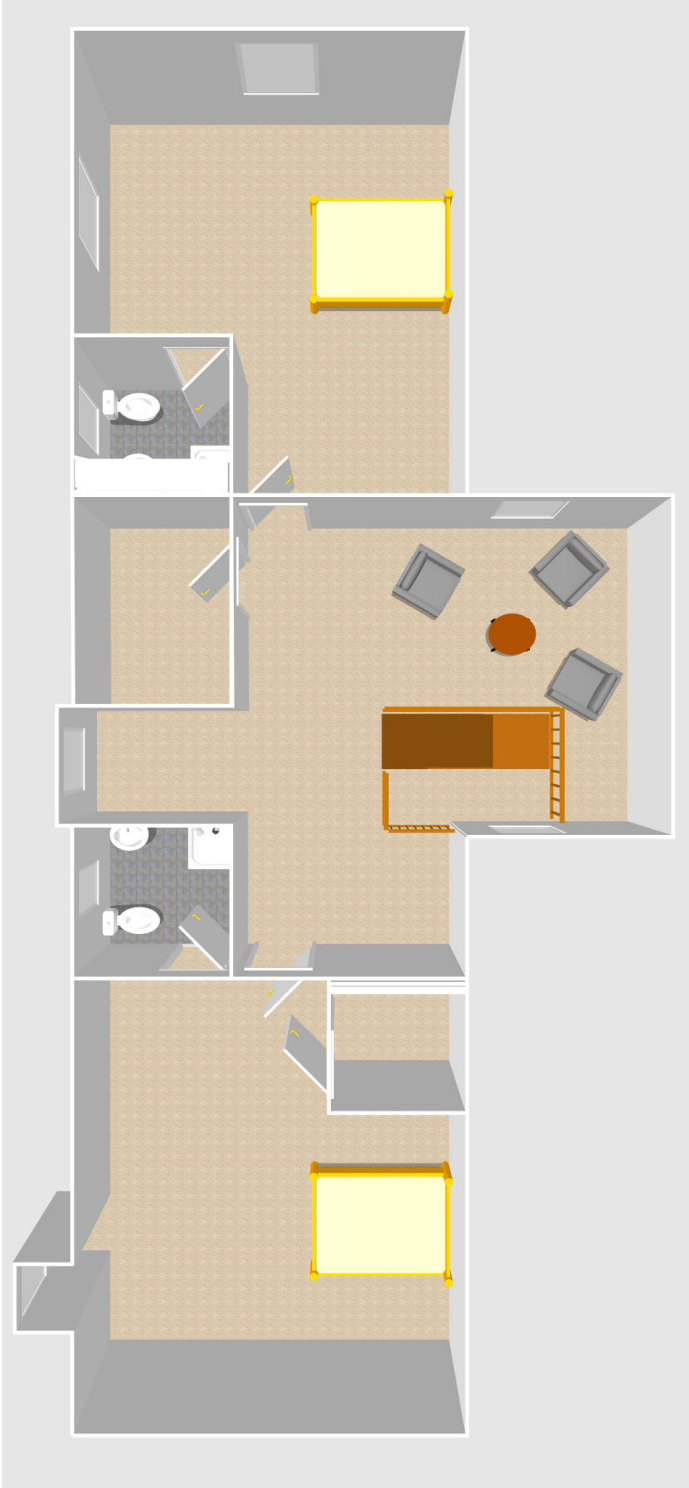
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Floor Plans

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Additional Information:

Cast Iron gates
Roller Door Shed
Mature Garden with edging surround and mature shrubs and trees
Two Access entrances via public road
Outdoor tap
Stud rail fencing
Polytunnel

Services:

Oil central heating

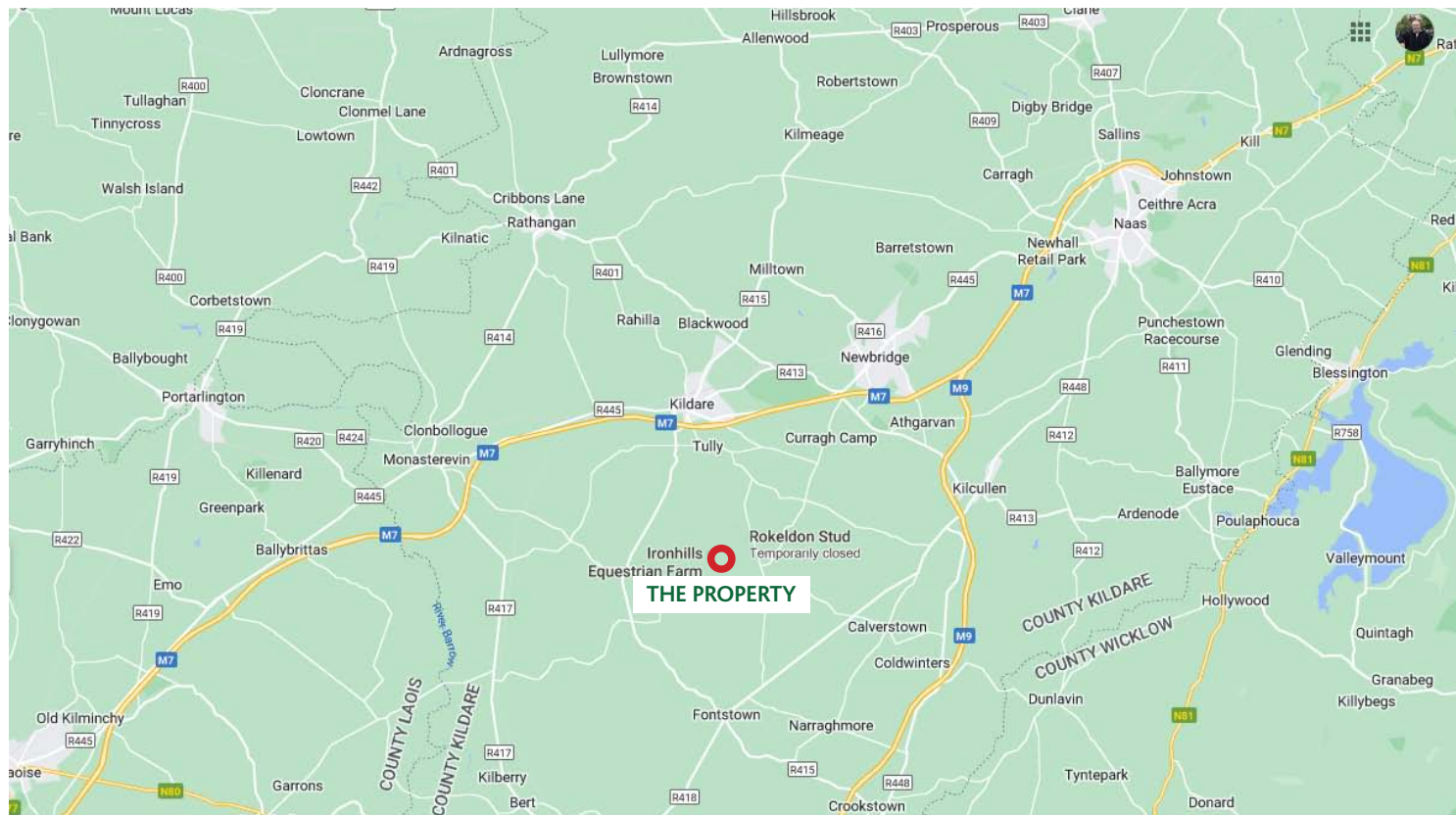
Items Included in sale:

Integrated microwave, fridge- freezer and range master double oven.



Directions

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Directions:

Eircode
R56 WP08

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Jill Wright
045832020

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