

# Residential

**Coonan**  
PROPERTY



## Clarkstown, Summerhill, Co. Meath

- Three bedroom detached bungalow extending 117sq.m sitting on .34 acres with detached garage and shomera
- Accommodation comprises of hallway, three bedrooms, kitchen/dining area, living room, bathroom, utility and guest wc
- Approached by electric gates, tarmacadam drive with ample parking and lawn, large patio area with mature hedge surround giving maximum safety and privacy for young families
- Close proximity to Summerhill, Kilcock is only 10 minute drive with its abundance of shops, cafes, restaurants, schools, sporting facilities and all public transport including train station. The property is also within 20 minute drive to the University Town of Maynooth.
- Easy access to M4, under 40km from Dublin airport, Dublin city centre

3 bedroom detached  
bungalow extending to  
approx. 117 sq.m  
(1,259 sq.ft)

Guide Price:

**€475,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4m x 1.21m**

PVC door with glass panels, alarm panel, radiator cover.

Living Room

**3.65m x 5.67m**

Hardwood flooring, TV point, coving, double doors leading into kitchen.

Kitchen/Dining

**6.2m x 6.5m**

Hard wood oak flooring, fully fitted kitchen, oven, hob, extractor fan, recessed lights, ample worktop space and kitchen cabinets. Feature solid fuel stove.





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## Utility Room

**1.86m x 1.53m and  
Guest w.c. 1.33m x  
1.87m**

Hard wood oak flooring, plumbed for washing machine, fitted storage units. Wash hand basin and w.c.

## Master Bedroom

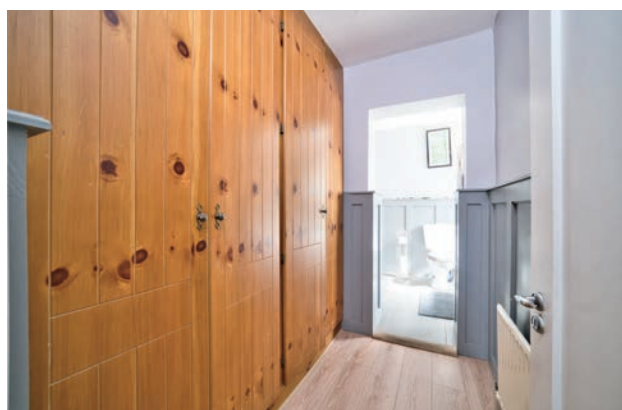
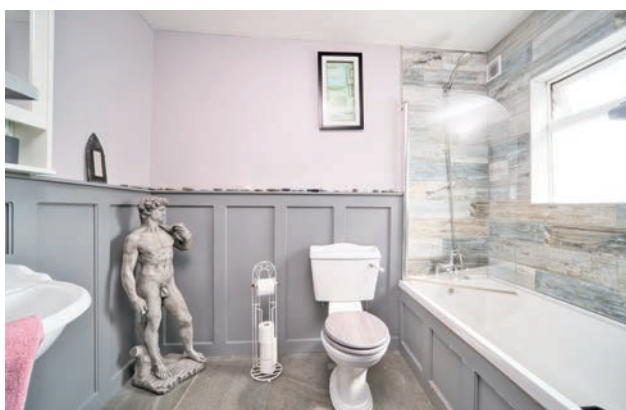
**4.8m x 2.85m**

Fitted wardrobes, radiator cover.

## Bedroom 2

**2.8m x 2.41m**

Semi sold flooring, additional sockets.



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Bedroom 3

**3.12m x 3.8m**

Semi solid flooring, fitted wardrobes and coving.

Bathroom

**4.2m x 2.84m**

Revnoated bathroom with wall pannelling, tiled flooring, bath, power shower, w.c., w .h.b., fitted cabinets and light fititng.

Garden

Attractive raised patio area with integrated seating area, sleepers' external power and manicured lawn with mature hedging.

Garage

**7m x 4m**

Double doors, power, plumbing.





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## Additional Information:

Mature hedging  
Fencing  
PVC fascia and soffits

## Entrance Driveway:

Approached by electric gates,  
tarmacadam drive and mature hedging.

## Items Included in sale:

Fixtures, fittings and window dressings,  
oven, hob, extractor fan

## Services:

Oil  
Bio cycle  
Private water



# Floor Plans

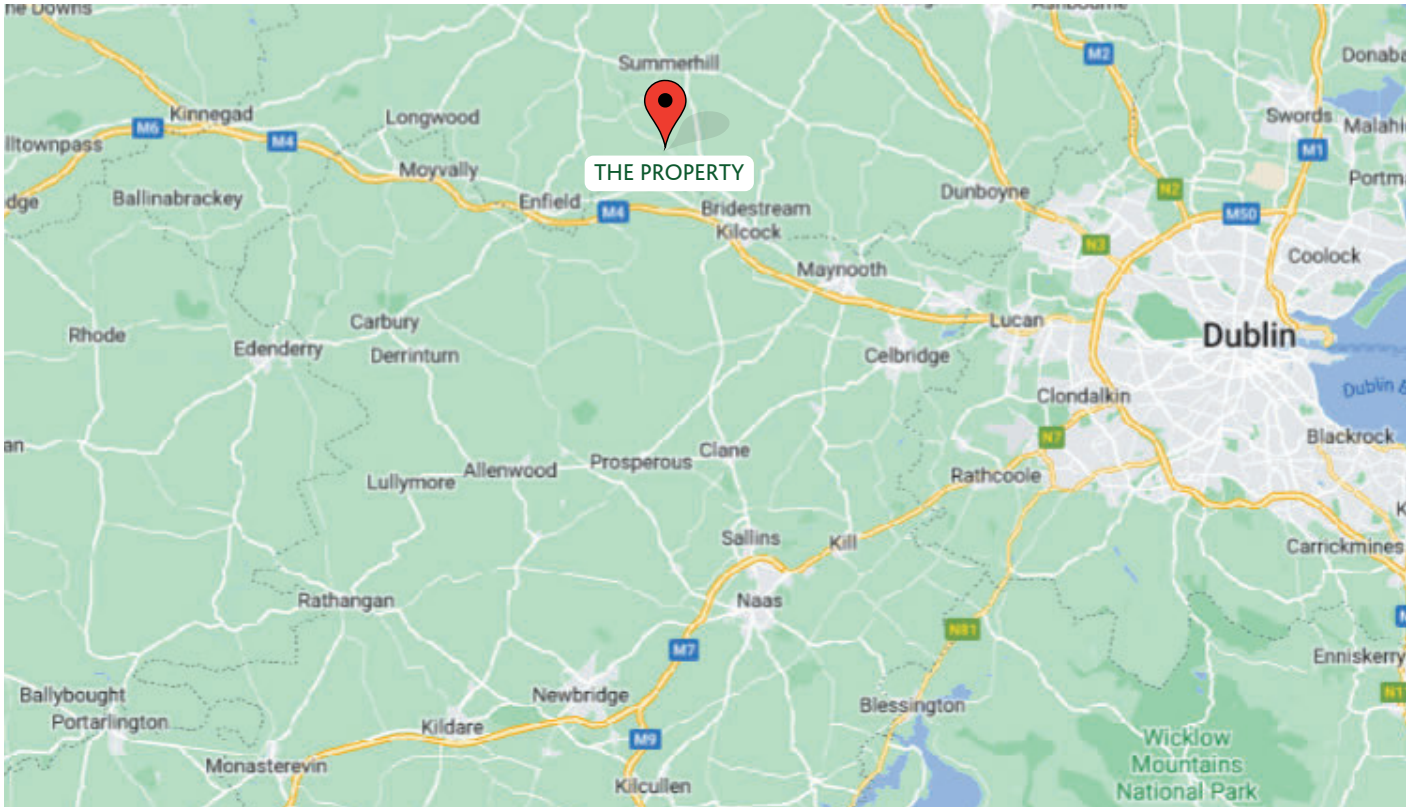
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# Directions

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## Directions

A83 CH96

**BER**

**BER F**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

Jill Wright

016286128

jillw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com