

# Residential

**Coonan**  
PROPERTY



## Painstown, Donadea, Co. Kildare

- Coonan Property is delighted to present this spacious C2 rated four-bedroom dormer bungalow extending 184 sq.m/1927sq.ft, sitting on 0.49 acres
- Accommodation comprises of entrance hall, downstairs w.c., living room, kitchen/dining area, utility room, four bedroom, two en-suites and family bathroom
- Entered via electric gates, with gardens to the front and rear, mature planting, and a block-built garage with double doors
- Excellent finishes throughout, featuring hardwood floors, double bowl Belfast sink, striking red-brick façade, granite kitchen & island worktops, radiator case covering and a beautifully detailed cast-iron and hardwood staircase
- Ideally positioned close to Clane, Prosperous, Maynooth and Kilcock, with Donadea Forest Park just minutes away offering scenic woodland walks and nature trails
- Easy access to Dublin and surrounding areas via bus routes from Prosperous and Clane, rail services from Maynooth and Kilcock, and the nearby M4 motorway

**4 bedroom dormer  
bungalow extending to  
approx. 184 sq.m  
(1,927 sq.ft)**

**Guide Price:**

**€645,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**5m x 3.4m**

Radiator cover, tiled flooring and bespoke designed staircase.

Guest W.C.

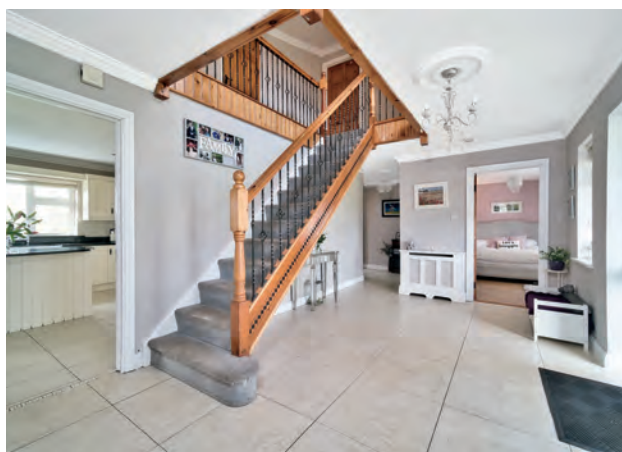
**1.4m x 1.8m**

Tiled flooring, w.c., w.h.b. and integrated shelving.

Living Room

**4.3m x 4m**

Harwood oak floor, marble and cast-iron surround fireplace, tv point and decorative coving ceiling.





# Accommodation

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## Kitchen/Dining 4.3m x 7.9m

Standalone granite island with cabinet and drawer units, integrated sockets, granite worktop, double bowl Belfast sink, chrome kitchen taps, coved ceiling, recessed space, radiator cover, tiled splash back, integrated dishwasher, belling cooker and a door leading to the rear garden & utility room.

## Utility Room 1.1m x 4.2m

Plumbed for washing machine, additional cabinet units and a door that leads to the rear garden.



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## Ground Floor Bedrooms

Bedroom 3	4.2m x 3m	Semi solid flooring, fitted wardrobes.
En-suite	1.9m x 2m	Fully tiled, shaving light, integrated mirror, cabinets, shelving, w.c. and w.h.b.
Bedroom 4	3.4m x 3.8m	Semi solid floors, fitted wardrobes and integrated shelve units.



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## First Floor

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Landing	5.3m x 3.9m	Harwood staircase with carpeted, cast-iron rails on staircase, recessed seating area and a window overlooking the front garden.
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Master Bedroom	3.5m x 4m	Floor boards, fitted wardrobes and drawers.
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En-suite	3.3m x 1.8m	Fully tiled, electric shower, integrated shelving, w.c., w.h.b. and Velux window.
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# Accommodation

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**Bedroom  
2/Office**

**4.3m x 5.9m**

Subdivided into an office & bedroom, fitted wardrobes, window seat with storage area, hardwood oak floor, Velux windows and access to attic in office.

**Family  
Bathroom**

**1.4m x 4.4m**

Corner bath, velux window, w.c., w.h.b.





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Hot-press      1.45m x 1.45m

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Garden      Lawned garden with mature shrubs and trees.

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Garage      6m x 5.9m      Wired for electricity, steel double doors.



# Accommodation



## **Additional Information:**

Gross internal floor area extending 184 sq.m/1927sq.ft  
Built in 2001  
Fully alarmed

## **Entrance Driveway:**

Electric double gate, stud rail surround, lawn garden with mature shrubs & mature trees, tarmacadam drive, cobble lock step leading to the front door.

## **Services:**

Oil central heating  
Mains water  
Biocycle

## **Items Included in sale:**

Fixtures fittings and window dressing including blinds and curtains, Belling cooker, integrated fridge/freezer & dishwasher, radiator covers and light fittings.





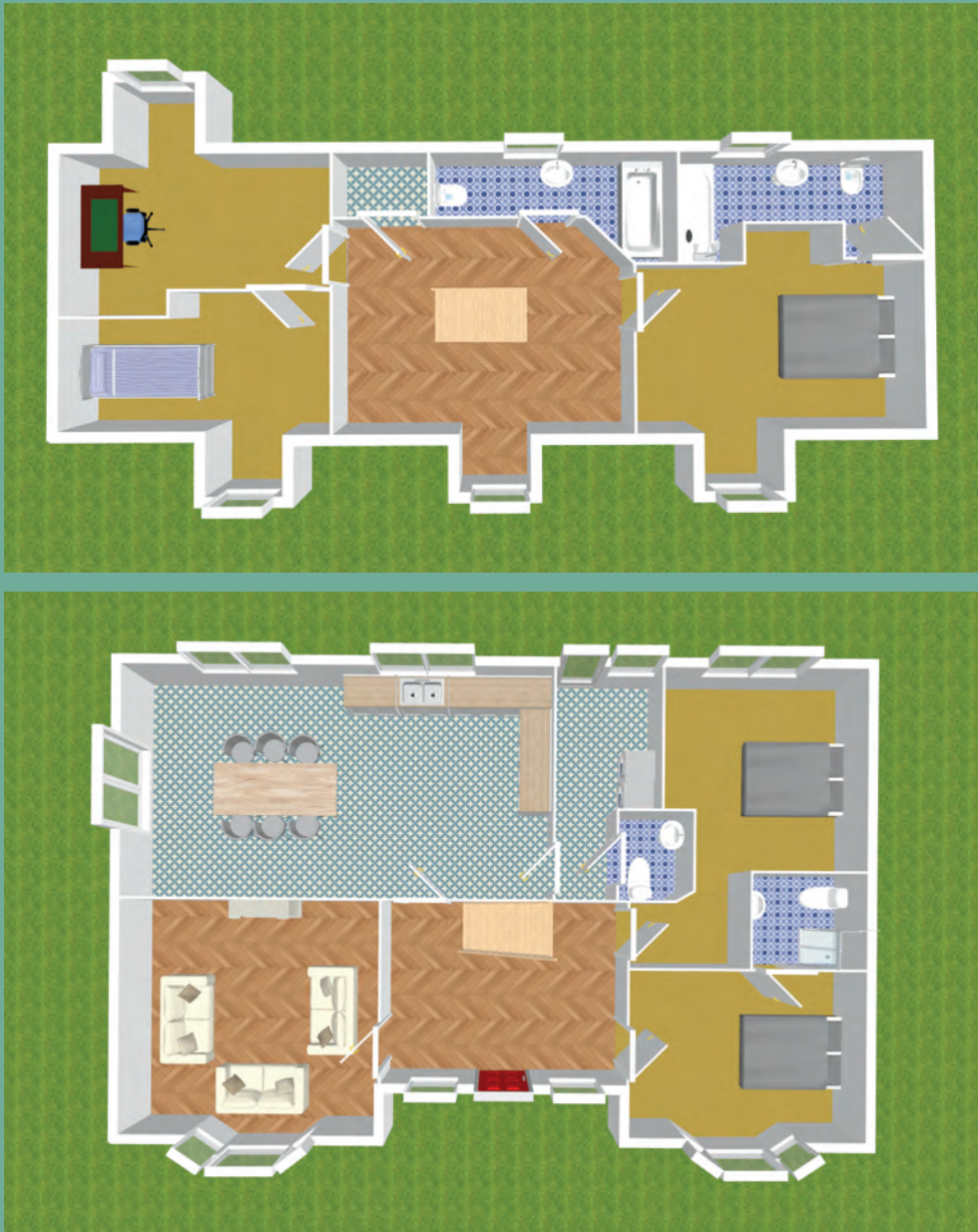
# Accommodation

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# Floor Plans

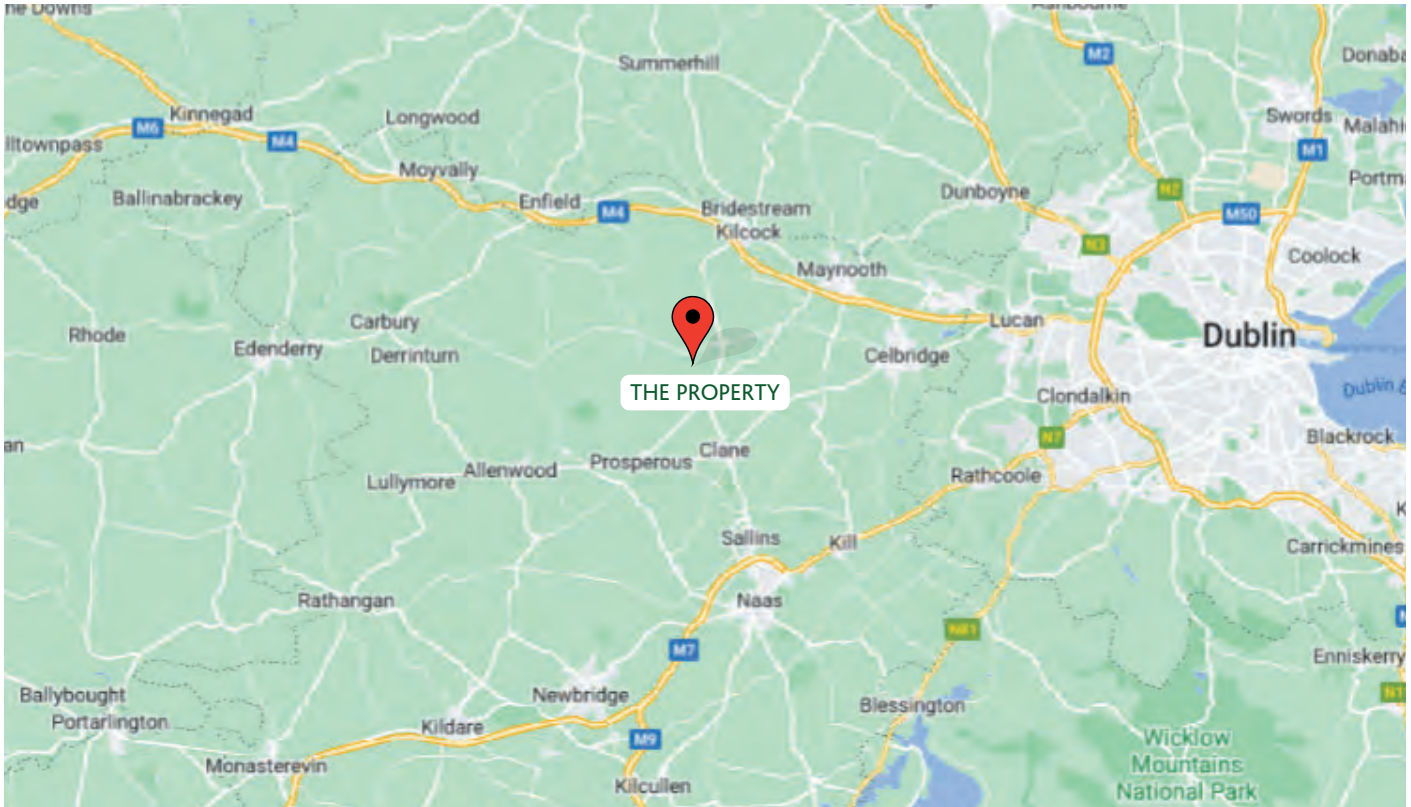
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# Directions

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## Directions

W91 E803

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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