

# Residential

**Coonan**  
PROPERTY



## Ladyhill, Bodenstown, Sallins, Co. Kildare

- Excellent 'B' rated five bedroom with study/office extending 250sq m
- Approached by cast iron electric gates, cut stone pillars, wall and rail surround with sweeping tarmac drive to the exquisite garden with immense diversity of flowers and mature planting set on 0.81 acres of private grounds
- Spacious block build shed with electric shutter roller doors, concrete floor and fully wired
- Accommodation comprises of kitchen/dining area, utility, living room, 4/5 bedrooms with one current downstairs bedroom acting as spacious second lounge room, two en-suite, guest w.c., two family bathrooms, study/office and two sunrooms.
- Located just a short drive from the M7 motorway and Sallins Train station. Naas, Sallins and Straffan are all very close by with an abundance of amenities such as schools, sporting facilities, major retail shops and outlets

5 bedroom  
Detached  
approx. 250sq. m

Guide Price:  
**€750,000**

Private Treaty



# Accommodation

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## GROUND FLOOR:

### Driveway

Cast iron electric gates, stone pillars, tarmacadam driveway, natural cut stone edging, flowers, ornamental planting, mature shrubs and trees, loose stone chipping and well maintained lawns.

### Entrance Hallway

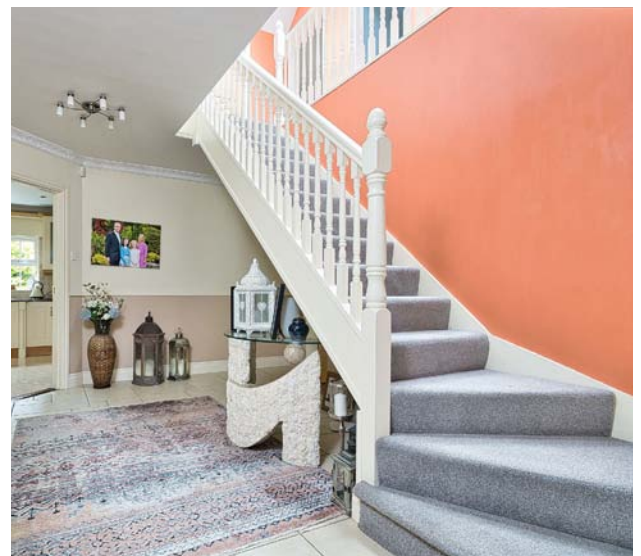
**1.91m x 6.7m**

Tiled floor, coving, light fitting, dado rail, wood banister and stairs rail with carpet finish, integrated spot lighting under stair well.

### Kitchen/ Dining Room

**4.15m x 5.97m**

Fully fitted kitchen with solid eye and floor units, tiled floor, tiled splashback, Stanley Range cooker, electric hob, double oven, integrated microwave, extractor fan, recessed lights, light fitting and coving.





# Accommodation



Utility Room	2.95m x 2m	Tiled flooring, fitted wall and floor units, plumbed for washing machine and light fitting.
Guest Bathroom	0.97m x 1.98m	Tiled, w.c., w.h.b. and light fitting.
Sunroom Porch	2.85m x 2.39m	Tiled flooring and access to rear of property.
Sun Room	3.14m x 3.07m	Wood floor, wood panelling, light fitting and French doors leading to garden.





# Accommodation



Living Room	4.19m x 5.37m	Carpet, feature fireplace with cast iron surround with open fire insert, coving, t.v. point, light fitting, curtains and double sliding doors leading into sun room.
Second lounge/ bedroom	0.97m x 1.98m	Tiled, w.c., w.h.b. and light fitting.





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Family Bathroom	2m x 2.9m	Fully tiled, jacuzzi corner bath, w.c., w.h.b., fitted mirror with shaving light, extractor fan, blind and light fitting.
Office	3.26m x 2.97m	Solid oak flooring, shelving, integrated office desk and roller cabinets.
Bedroom	4.38m x 5.72m	Carpet, integrated wardrobes and light fitting.
Ensuite	2.3m x 0.94m	Fully tiled, electric shower, w.c., w.h.b. and light fitting.



# Accommodation



## 1st FLOOR:

Upstairs Landing	2.16m x 5.32m	Carpet, feature staircase, light fitting, hot press, two Velux windows and wall lights.
Master Bedroom	4.69m x 5.19m	Carpet, curtains, t.v. point, Velux windows and light fitting. Walk-in-wardrobe with shelving (2.3m x 2.1m)
Ensuite	2.39m x 2.35m	Fully tiled, oversized shower cubicle with power shower, w.c., w.h.b. with built in vanity unit, chrome heated towel rail, Velux window, light fitting and vanity mirror.





# Accommodation

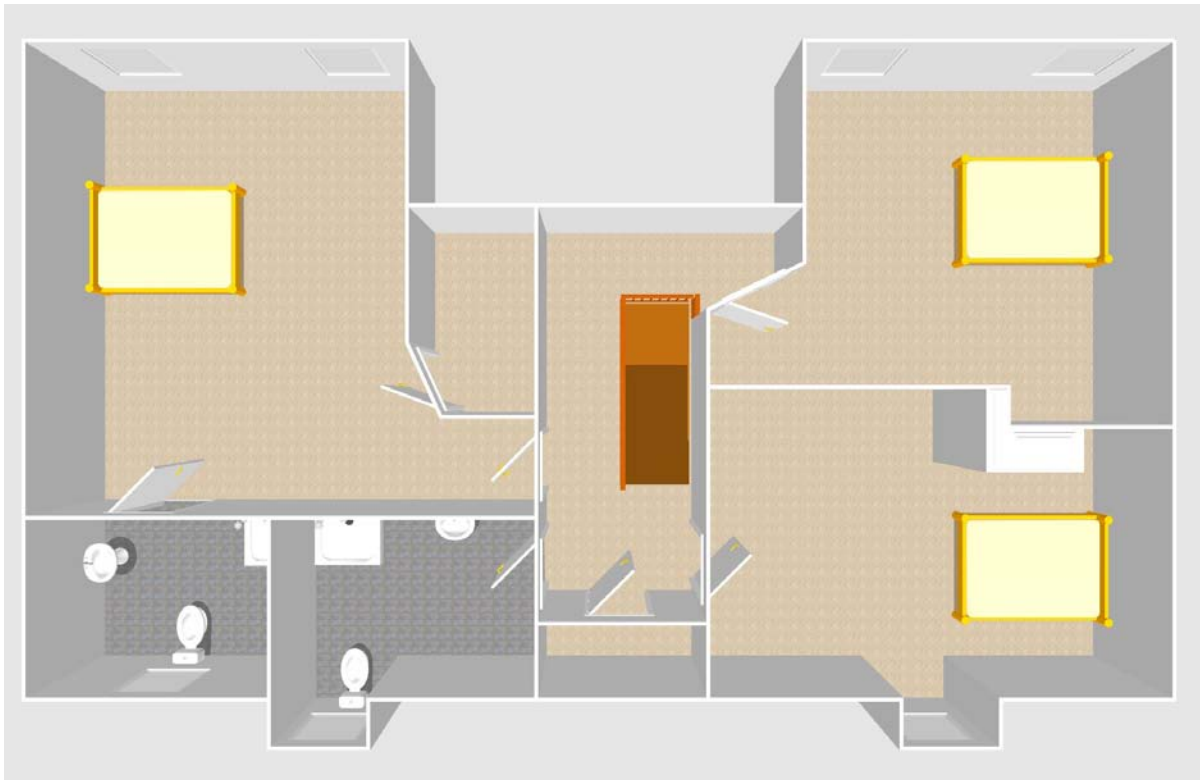


Bedroom 2	4.1m x 5.86m	Solid oak flooring, fitted wardrobes, light fitting and annex window.
Bedroom 3	4.38m x 4.65m	Solid oak flooring, fitted wardrobes and light fitting.
Bathroom	2.26m x 3.41m	Fully tiled, oversized shower cubicle with power shower, w.c., w.h.b. with built in vanity unit, towel rail, light fitting and fitted mirror.

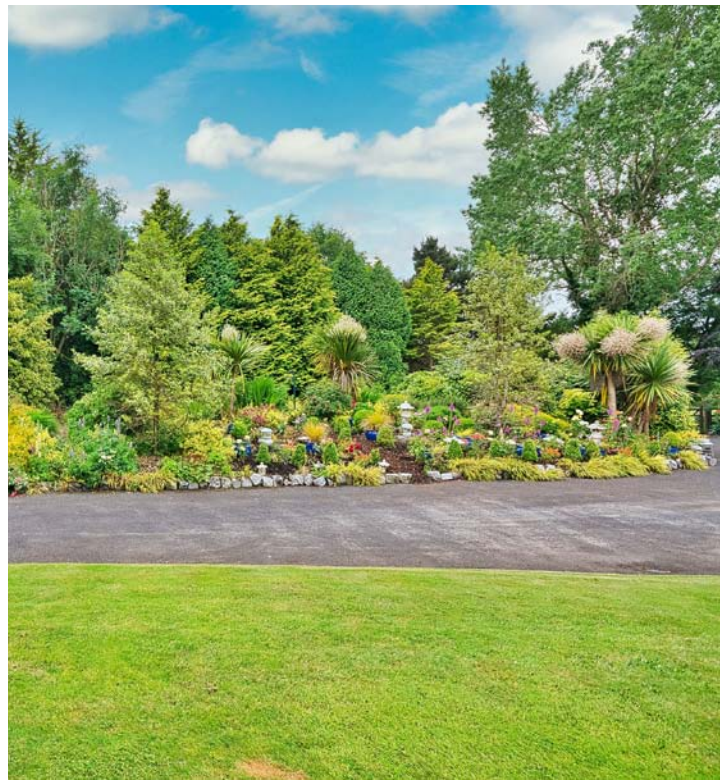


# Floor Plans

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**Garden**

Tarmacadam drive sweeps around the property with immaculate manicured lawn, mature shrubs, trees, perennials and annual flowers, ornamentals, variety of roses bushes. Raised beds with cut stone wall and edging.

**Block built Garage**

Electric roller shutter door, fully wired with concrete flooring.

### **Additional Information:**

- Ample parking
- PVC fascia soffits
- Double glazed windows
- Attic
- Garage
- Electric gates
- Alarm

### **Services:**

- Oil fired central heating
- Septic tank
- Mains water

### **Items Included in sale:**

Stanley Range cooker, electric hob, double oven, integrated microwave, light fittings and curtains.



# Directions

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## Directions:

Eircode  
W91 X4C2

## VIEWING

By prior appointment at any reasonable hour.

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### Contact Information:

Sales Person  
Jill Wright  
045832020

BER



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