

# Residential

**Coonan**  
PROPERTY



## Punchestown Upper, Rathmore, Naas, Co. Kildare

- Superb B3 rated detached bungalow with garage and converted attic, set on
- c. 0.47 acres
- Accommodation comprises of hallway, kitchen/dining area, living room, utility room, three bedrooms, en-suite, family bathroom, and a converted attic currently configured as a bedroom/office area
- Finished to an exceptional standard with numerous upgrades, including enhanced insulation, a condensing boiler, fresh external and internal paintwork, triple glazed French doors, new fascia soffits, gutters and top-quality appliances, all of which contribute to the home's elevated appeal
- Approached by natural cut stone wall, granite capped pillars, mature trees, shrubs, stud fencing and loose stone chipping driveway. Boasting a westerly-facing aspect, perfect for enjoying long summer evenings on the decking area overlooking the beautiful landscape surround
- Located on the Dublin/Kildare and Wicklow border, approximately 8.5 km from Rathcoole, 7km from Blessington and 15 minutes from Naas. This property enjoys excellent connectivity within 14km to nearest Luas stop (Citywest) and a short drive to access N7/N81

3 bedroom detached bungalow extending to approx. 98 sq.m (1,054 sq.ft)

Guide Price:

**€625,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**5.48m x 1.00m &  
4.70m x 1.46m**

L-Shaped, tiled floor, downlights, coving, alarm panel, shelved utility cupboard.

Living Room

**3.43m x 5.90m**

Oak floor, feature electric fireplace, tv point, nice coving.

Kitchen /  
Dining

**4.49m x 3.71m**

Tiled floor, fully fitted kitchen, granite worktop, fitted oven and microwave, electric hob, extractor fan, filtered water system, downlights, coving, French doors to decking area.

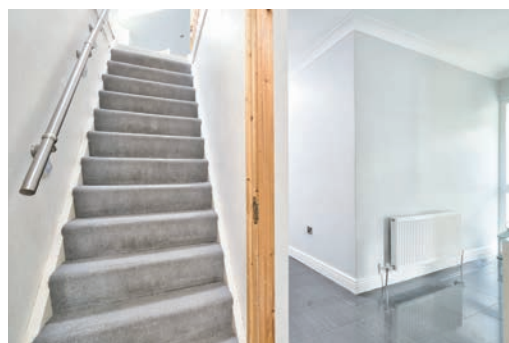
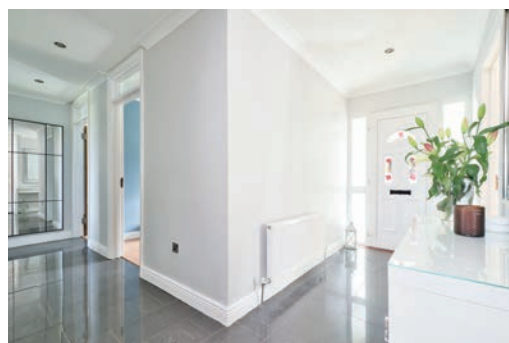




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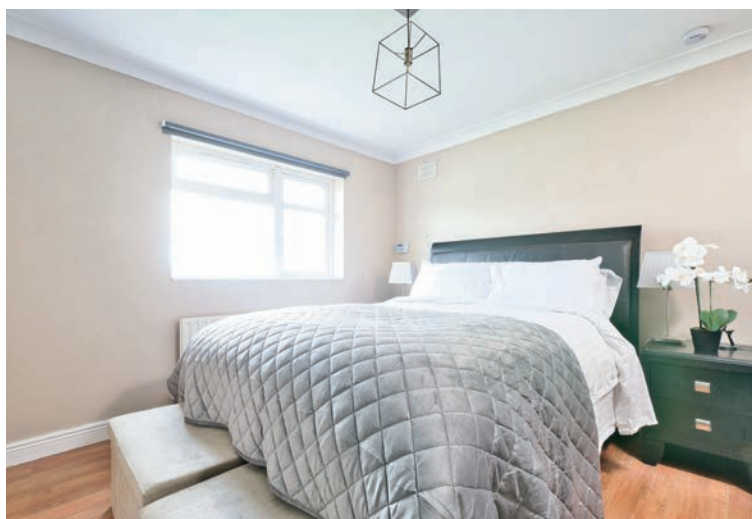
Utility Room	2.43m x 1.49m	Tiled floor, fitted shelving, plumbed for washing machine, door to decking area.
Bathroom	2.50x 2.10m	Tiled floor, freestanding roll-top bath, w.c., w.h.b., fitted shelving, mirror and light, towel radiator, coving, roller blind.
Master Bedroom	5.18m x 4.00m	Laminate floor, good recess space for walk in wardrobe, coving, tv point, roller blinds.



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En-suite	1.89m x 1.84m	Tiled floor, shower enclosure with electric shower, splash back mosaic tiles, w.c., w.h.b., vanity unit with soft close drawers, shelving & mirror, heated towel rail and coving.
Bedroom 2	2.81m x 3.99m	Laminate floor, good recess space for additional storage, coving, additional sockets, roller blind.
Bedroom 3	3.10m x 2.87m	Laminate floor, additional space for wardrobe, fitted shelving, additional sockets, roller blind.



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## Attic Room

**3.62m x 7.20m**

Currently used as lounge/bedroom area with home office.

## Garden

Westerly aspect with raised decking area, generous front and rear lawn with mature tree and shrubs, detached garage, outdoor tap, outdoor power point, surrounded by stud rail fencing.

## Detached Garage

**7.10 x 3.60m**

Block built & rendered, stainless steel door, wired & plumbed, recently installed grant oil burner, additional shelving, outdoor lights.





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## Additional Information:

Gross internal floor area approx. 98 sq.m  
Original build 1984  
Detached garage  
Outdoor tap  
High efficiency (95%) condensing Grant Vortex boiler  
Attic conversion is insulated with 80mm hardboard  
Unconverted attic is insulated with rockwool and is 40% covered with hardboard (laying on top of rockwool) completed in 2013  
All external walls and roof insulated with 80mm foil backed insulation  
New triple glazed French doors in 2019  
New percolation/soak pit in 2024  
Facia and guttering in 2024  
Led lights throughout house  
New integrated dishwasher in 2024  
New hot water tank and immersion  
Roof has been cleaned, new gutters, fascia, and soffit fixed  
The house, garage and well have been painted in Feb 2025

## Services:

Private well with Softener  
Septic tank  
Oil central heating

## Items Included in sale:

Integrated oven and microwave,  
electric hob, extractor fan,  
integrated dishwasher, integrated  
fridge freezer.

## Entrance Driveway:

Attractive loose stone chipping driveway, two granite capped entrance pillars and natural cut stone wall, stud fencing surround, block built and rendered detached garage, generous lawn to front with ample parking.



# Accommodation

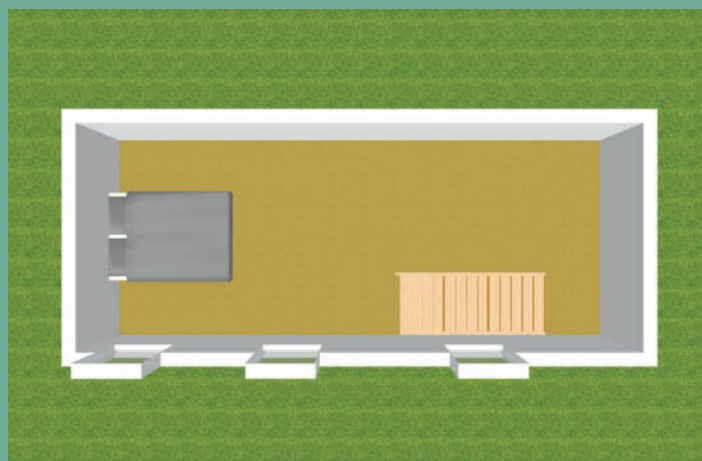
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# Floor Plans

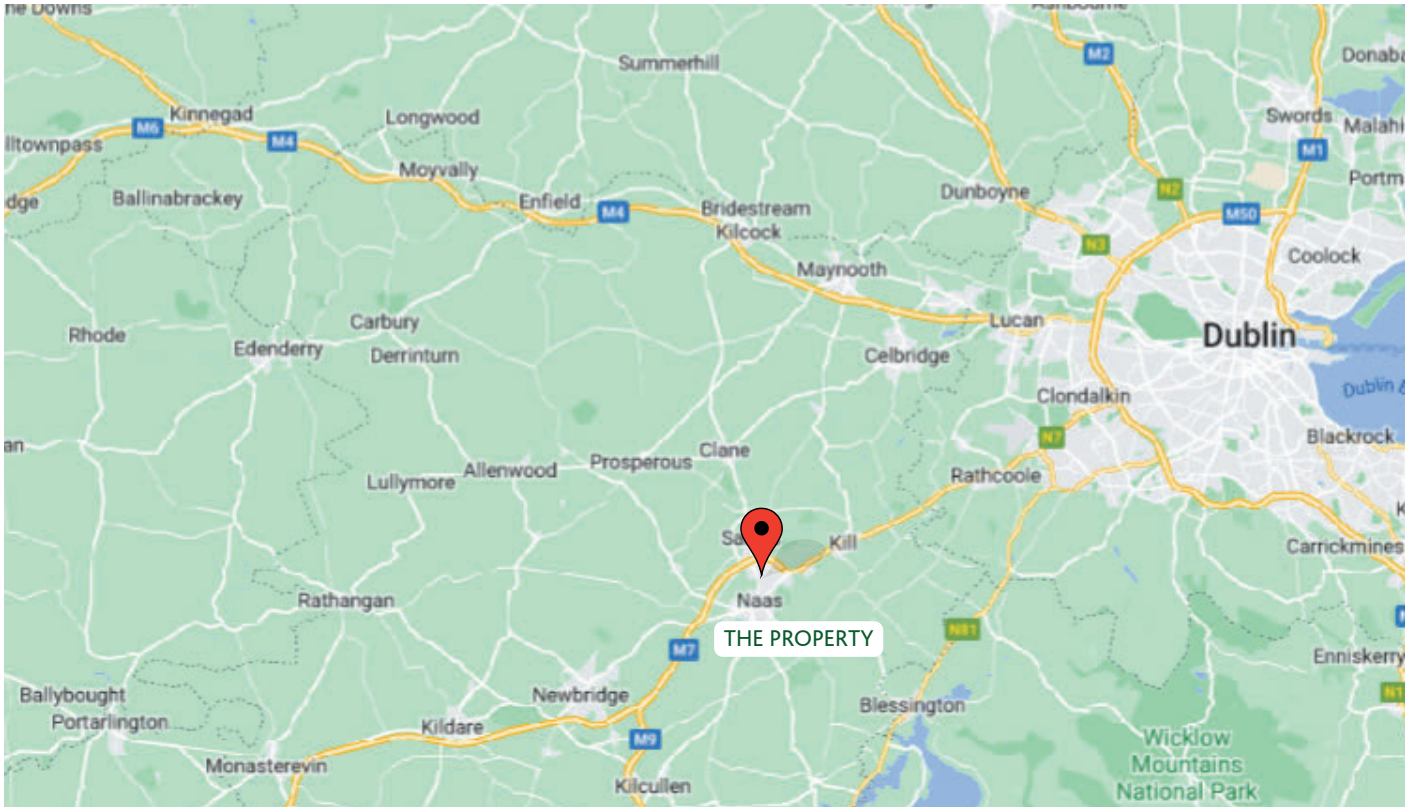
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# Directions

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## Directions

W91 HVX4

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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