



Ceann Cora, Kennedy Road, Warrenstown, Dunboyne, Co. Meath

- Coonan Property present this spacious 4-bedroom detached residence set on an impressive c.1 acre site, just 5km from Dunboyne Town Centre
- Extending to approximately 197 sq.m (2,120 sq.ft), the well-proportioned accommodation comprises entrance hallway, living room, open-plan kitchen/dining area, utility/pantry room, integrated garage, four bedrooms (including two at ground floor level) and three bathrooms
- Distinctive features include a striking entrance hallway with full-height gallery ceiling, generously proportioned living accommodation throughout, and integrated garage space offering excellent conversion potential (subject to planning permission)
- Occupying a superb c.1 acre site with extensive lawned gardens, mature hedging and ample parking, the property also offers excellent space for machinery, workshop use or future outdoor projects
- Enjoying a peaceful rural setting with neighbouring homes nearby, the property offers an ideal balance of privacy, community and peace of mind for families.
- Located just a 5-minute drive from Dunboyne town centre with its excellent selection of schools, shops, cafés, bars and sporting amenities
- Maynooth, Dunshaughlin, Summerhill and Kilcock are all within approximately 10 minutes drive
- Ideal for commuters, with convenient access to Dunboyne railway station and the M3 motorway providing easy connectivity to Dublin City Centre.

Spacious 4-bedroom
detached residence
set on an impressive
c.1 acre site

Guide Price:
€575,000

Private Treaty

Accommodation

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Entrance Driveway:

Tarmacadam driveway and surround, extensive lawn areas and mature trees and hedging.

Entrance Hallway **4.9m x 3.95m**

Solid parquet flooring, full height mezzanine overlooking hallway with Velux window and light fitting.

Living Room **3.8m x 8.47m**

Laminate wood flooring, wall lights, light fitting, curtains, stone feature fireplace with open fire and double sliding doors leading onto patio area.

Kitchen/Dining/ Living Room **3.28m x 9.06m**

Tiled and laminate flooring, fitted wall and floor units, tiled splashback, stainless steel sink, integrated double oven, electric hob, extractor fan, dishwasher, Velux window, light fittings, wall lights, fireplace with electric fire insert and door leading onto patio area.

Utility/Pantry Room **1.93m x 1.96m**

Tiled flooring, fully plumbed, stainless steel sink, attic hatch and door leading into the garage.

Garage **3.67m x 3.2m**

Concrete flooring, power supply and double doors to the front.

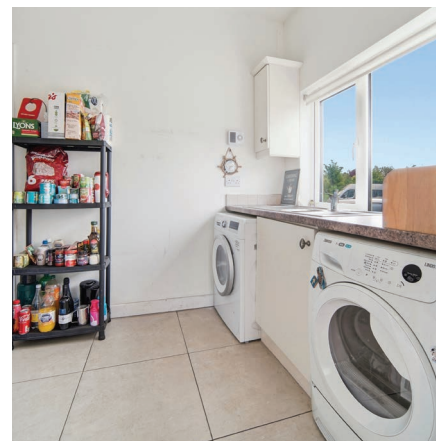
Accommodation

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Ground Floor Bedroom 1	4.57m x 4.57m	Overlooks front, Carpet, fitted wardrobes, light fitting and curtains. Access to shared Jack & Jill bathroom.
Jack & Jill Bathroom	1.62m x 0.92	Tiled flooring, shower cubicle, light fitting and extractor fan.
Bedroom 2	3.8m x 3.67m	Overlooks front, Carpet, fitted wardrobes, vanity unit, light fitting and curtains. Access to Jack & Jill bathroom
Family Bathroom	2.6m x 1.74m	Tiled floors, semi tiled walls, bath, w.c., w.h.b, light fitting, extractor fan and window.
Landing	4.9m x 1.3m	Carpet, light fitting, Velux window and hot-press.
Bedroom 3	3.8m x 4.26m	Overlooks back garden. Timber floor, fitted wardrobes, curtains, light fitting and attic access.
Bedroom 4	3.81m x 4.26m	Carpet, fitted wardrobes, vanity unit, light fitting and attic access.
Shower Room	1.46m x 1.43m	Tiled floor, semi tiled wall, shower cubicle and light fitting.
W.C.	1.46m x 1.52m	Lino floor covering, w.c., w.h.b., light fitting and Velux window.



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Aerial Images

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Garden

Extensive lawn areas, concrete area, mature trees and hedging.

Additional Information:

- Gross internal floor area approx. 197.5 sq.m
- Site area approx. 1 acre
- Built c.1980
- Smart Hive heating controls
- Concrete surface for parking vehicles
- Insulation, aero beads pumped into to the cavity wall about 1 ½ years ago

Items Included in sale:

Integrated double oven, electric hob, extractor fan, dishwasher, curtains, blinds and light fittings.

Services:

- Well water
- Septic tank
- Oil fire central heating

Garden

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Garden

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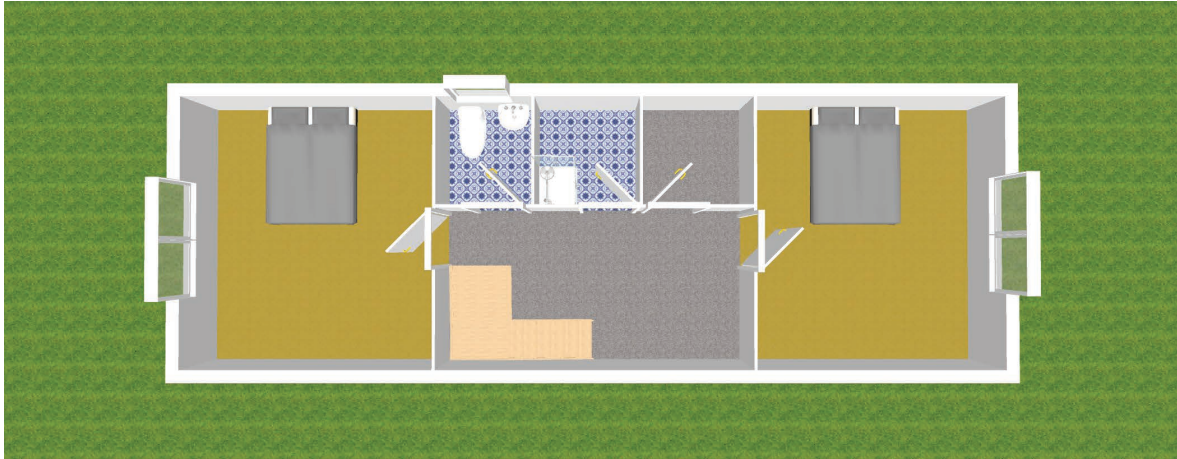
Aerial Images

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Floor Plans

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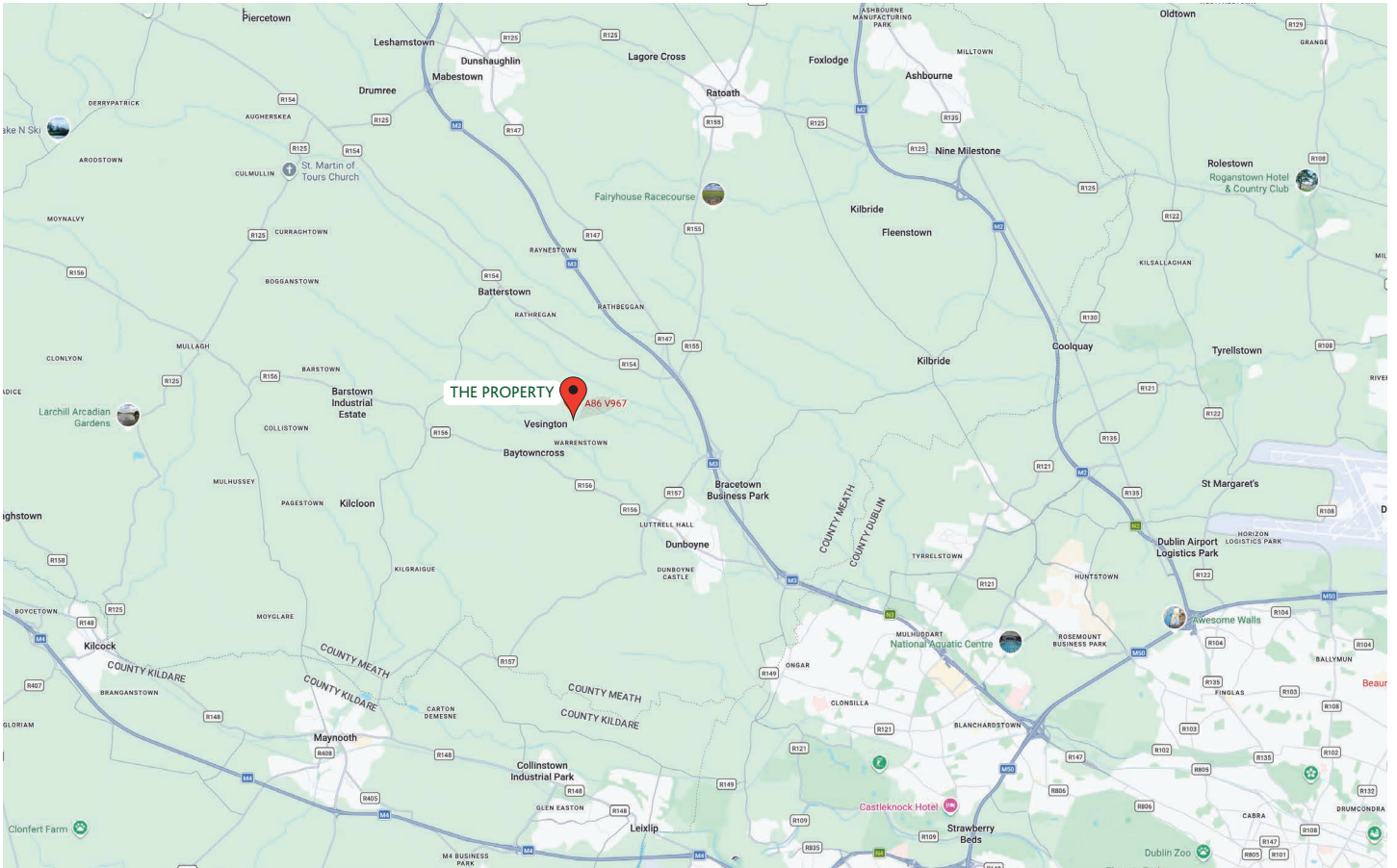
First Floor



Ground Floor

Directions

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Directions

A86 V967



Viewing

By appointment only



Contact information:

Mick Wright

T: 01 628 6128

E: mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

T: 01 505 2718

E: admin@coonanmortgage.com

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