

Residential

Coonan
PROPERTY



Dreenane, Carbury, Co. Kildare

- Attractive 6 bedroom residence with beautiful outlook, extending to 224 sq.m (2,411 sq.ft) sitting on 0.88 acres
- Accommodation comprises of living room, kitchen/dining area, utility,
- 6 bedrooms, en-suite and 2 family bathrooms
- Set back from the road and accessed via a long avenue, the residence enjoys the privacy of a well-established, mature setting
- Conveniently located just outside Derrinturn village, close to Edenderry town with local amenities in abundance
- Great transport links with easy access to M4 motorway under 15-minute drive away at Enfield with regular bus services in Derrinturn and Edenderry

**6 bedroom residence
extending to approx.
224 sq. m (2,411 sq. ft)**

Guide Price:

€550,000

Private Treaty

Accommodation

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Entrance
Driveway

Entrance
Hallway

5.15m x 1.98m

Pine hardwood floor, coving, recessed understairs space.

Living Room

5.45m x 4.16m

Pine hardwood floor, Bay window, feature open fireplace with decorative tiles, granite hearth and stone mantlepice, coving, downlights.

Kitchen /
Dining Area

4.65m x 7.81m

Tiled floor, fireplace with solid fuel stove, fully fitted kitchen, electric oven and hob, extractor fan, sink, double doors to living room.



Accommodation

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Utility Room 2.00m x 2.43m Door access to rear of house.

Internal
Hallway (6.10m x 1.00m) x
(3.98m x 3.67m) Pine hardwood floor, double Hotpress.

Master
Bedroom 4.78m x 3.99m Pine hardwood floor, large bay window.



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En-suite **2.73m x 1.19m** Shower enclosure, electric shower, w.c., w.h.b.

Bedroom 2 **3.98m x 4.00m** Pine hardwood floor.

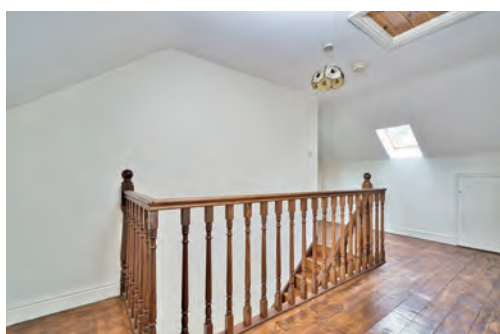
Bedroom 3 **3.54m x 4.10m** Pine hardwood floor.



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Bathroom	2.38m x 3.99m	Tiled floor, semi-tiled wall, bath, w.c., w.h.b., shaving light.
Landing	5.14m x 2.02m	Hard wood staircase leading to dormer level, recessed space.
Bedroom 4	5.15m x 5.13m	Varnished pine hardwood floor, large built in storage closet, access to eaves.



Accommodation

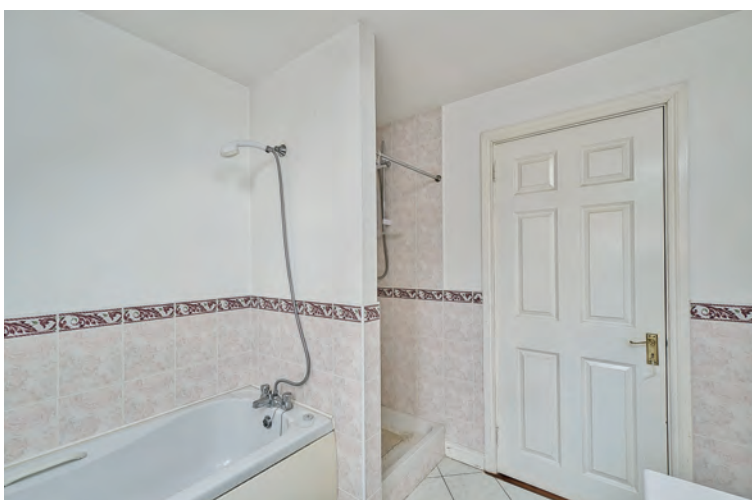
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Bedroom 5 **4.41m x 2.49m** Varnished pine hardwood floor.

Bathroom **2.38m x 3.02m** Tiled floor, semi-tiled wall, bath, electric shower, w.c., w.h.b., cabinet, shaving light.

Bedroom 6 **5.14m x 5.14m** Varnished pine hardwood floor, utility closet (0.99m x 2.98m)

Garden Lawn, well defined boundaries, laurel hedging.



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Services:

Private Well
Septic tank
Oil fired central heating

Items Included in sale:

"Sold as seen"



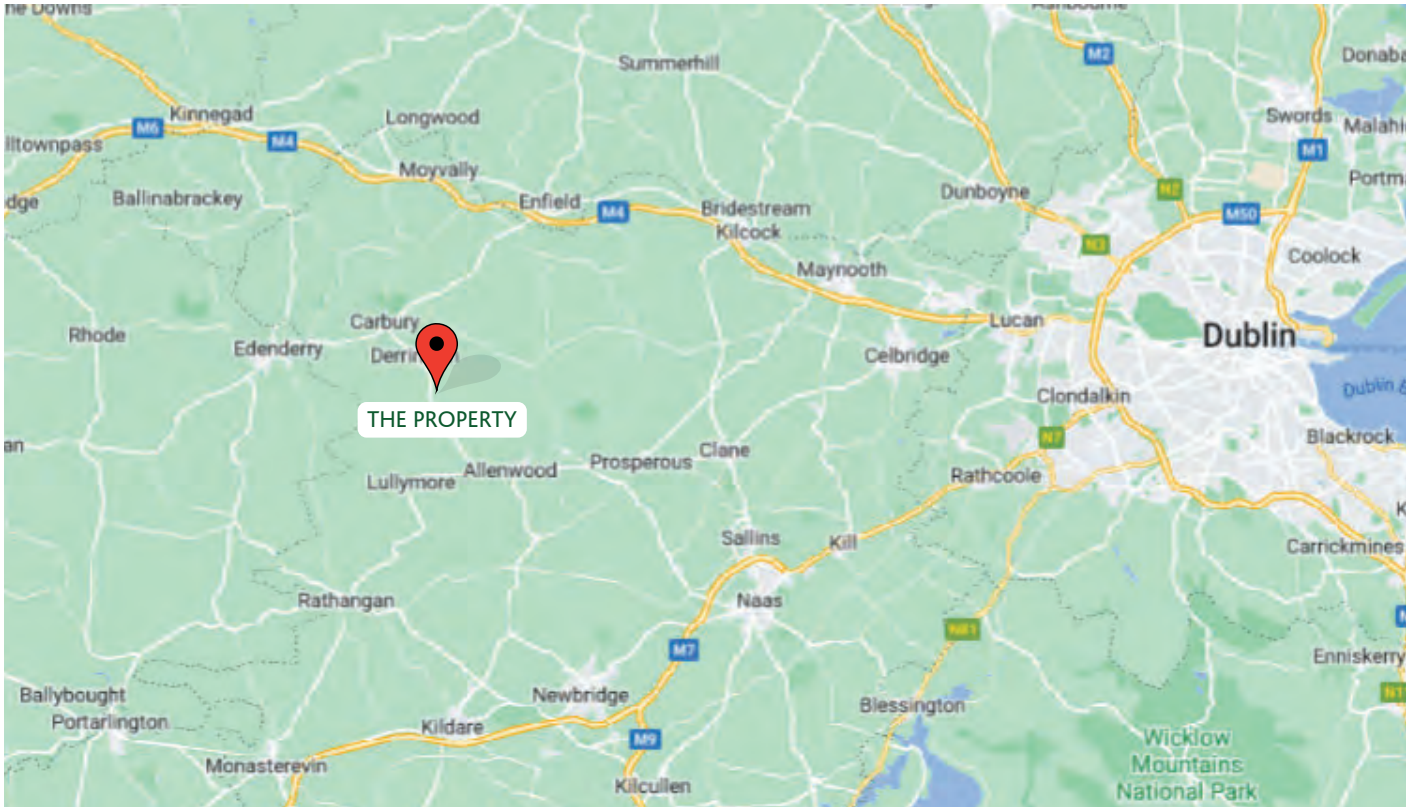
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Directions

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Directions

W91 KR27

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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