

Residential

Coonan
PROPERTY



Gallow, Clarkestown, Summerhill

- Attractive four-bedroom detached home with a B energy rating, offering generous accommodation of approximately 275sq.m (2,960 sq.ft), complete with a separate detached garage
- Accommodation comprises of entrance porch, hallway, living room, sitting room/dining room, kitchen, utility room, study & games room, 4 bedrooms with ensuites and family bathroom
- Approached by electric gates, the property features a cobble lock entrance, a manicured lawn, a tarmac driveway, and a cobble lock path encircling the house, surrounded by mature beech hedging and established shrubs
- Finished to an excellent standard with granite worktops, slate floors, Stanley wood burning stove & south facing cobble lock patio area are a few of the attributes that make this a great home
- Excellent connectivity, with convenient access to the M4 motorway and close proximity to Summerhill (6.4km), Kilcock (7.5km), and Maynooth (15km). The area is well served by public transport, including rail services from Kilcock and Maynooth train stations, as well as regular bus routes.

**4 bedroom detached
home extending to
approx. 275 sq.m
(2,960 sq.ft)**

Guide Price:

€725,000

Private Treaty

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Reception Area **2.20m x 3.79m** Tiled flooring, downlights, coving.

Hallway **1.00m x 3.70m** Semi-solid flooring.

Front Living Room **4.25m x 5.90m** Carpet flooring, feature bay window, fireplace with granite hearth and wood surround, coving, cornicing, downlighting, integrated tv cabinets and drawers.



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Dining/Living Room

4.82m x 7.34m

Semi-solid flooring, solid fuel Stanley stove with brick surround, coving, cornicing, downlights, integrated hard wood tv stand & cabinets, double doors leading out to south facing granite patio area, double doors leading to kitchen.

Kitchen

3.79m x 6.14m

Central island with granite worktop, complemented by additional hardwood cabinetry, integrated wine rack, and a breakfast bar. The kitchen features natural stone tiled flooring, wood-crafted units with granite worktops, a tiled splashback, extractor fan, pine-clad ceiling, pendant lights, and a fully fitted oven and grill.

Utility Room

2.29m x 2.67m

Natural stone tiled floor, complemented by additional storage and generous worktop space. The area is plumbed for a washing machine, with electrical provision for a dryer, and includes a further shelved storage space, access to rear garden.



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Main Hallway **12.89m x 1.1m** Semi-solid flooring.

Bedroom 1 **4.66m x 2.81m** Carpet flooring.

En-suite **1.29m x 2.18m** Fully tiled, rainfall shower, towel radiator, w.c., w.h.b., integrated shelving, mirror and LED lighting, integrated cabinets with additional storage.

Bedroom 2 **4.62m x 2.86m** Carpet flooring, fitted wardrobes.



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En-suite **1.30m x 2.39m** Fully tiled, w.c., w.h.b., radiator towel rail, shaving light, extractor fan, downlighting.

Bedroom 3 **4.61m x 3.5m** Carpet flooring, TV point, additional socket.

En-suite **1.27m x 2.34m** Tiled flooring, shelving, w.c., w.h.b., mirror with led lights, towel radiator, rainfall shower.



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Bedroom	4.50m x 5.8m	Carpet flooring, integrated window drawers and shelving units, fitted wardrobes with vanity unit, LED lights.
En-suite	1.50m x 2.39m	Fully tiled, w.c, w.h.b., towel radiator, shower, downlights.
Bathroom	4.92m x 2.92m	Fully tiled, w.c., w.h.b., integrated shelving, shaving light with integrated mirror, corner bathtub, lighting, power shower cubicle, towel rail, hotpress with dual water tank.



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Landing **3.25m x 4.80m** Fully carpeted including hardwood stairs.

Upstairs Study **3.96m x 3.26m** Pine floor, Velux windows, downlights, built in office desk and cabinets.

Upstairs Games Room **7.72m x 3.78m** Pine flooring, Velux windows, downlights.



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En-suite **2.23m x 3.25m** Corner bath, w.c., w.h.b.

Garage **5.84m x 5.6m** Electric roller doors, concrete floor, pedestrain access.

Garden Manicured lawn with mature Beech hedge & wood fence surround, Laurel hedging and mature shrubs.



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Additional Information:

Gross internal floor area approx. 275 sq.m
Built in 2001
Alarm system

Services:

Bio Cycle
Private Well

Items Included in sale:

Fixtures, fittings, and window dressings,

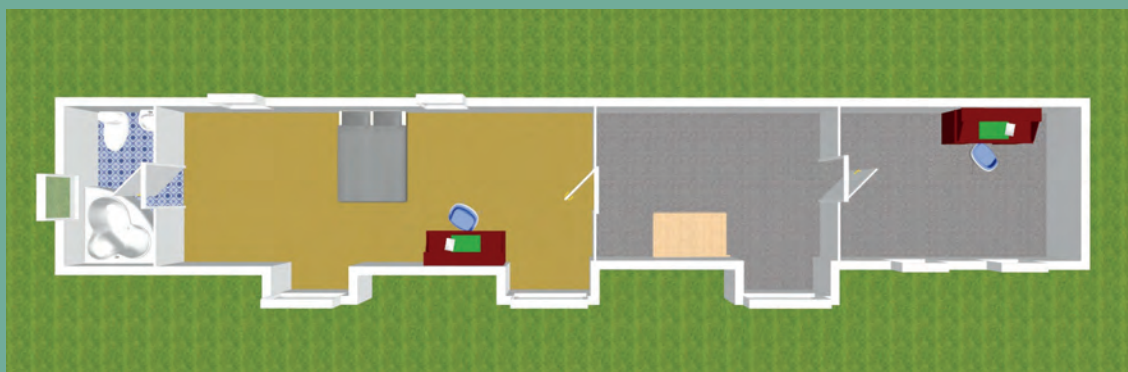
Entrance Driveway:

Electric gated entrance with capped piers, tarmacadam driveway, and cobble lock paving surrounding the property.



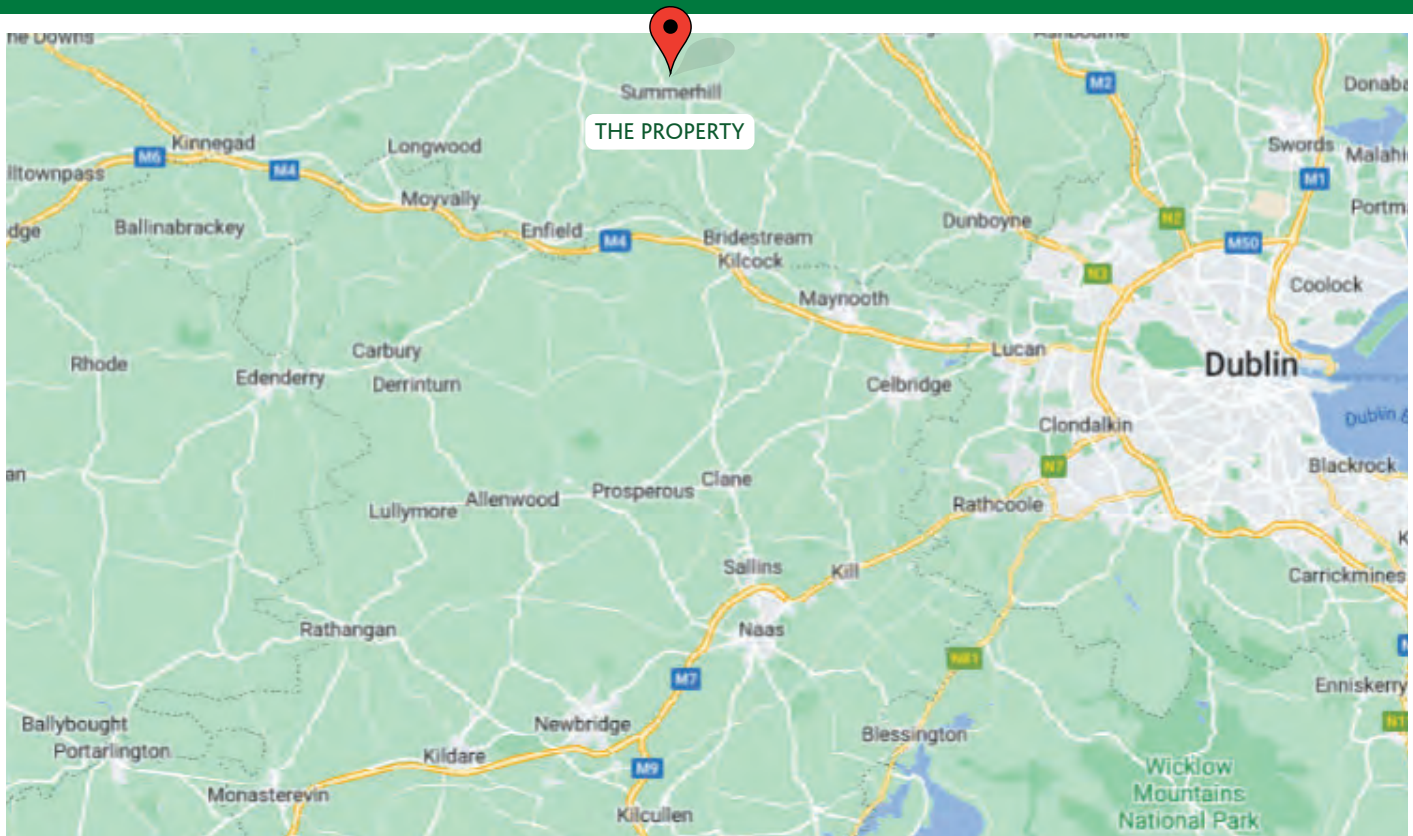
Floor Plans

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Directions

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Directions

A83 YN66

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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