

Residential

Coonan
PROPERTY



Talavera, Cappolis Road, Castlebrown, Clane, Co. Kildare

- An exceptional 4 bedroom detached residence extending to 173sq.m surrounded by 1.3 acres of beautifully maintained grounds, just 2km from the Clane town centre
- Located just a short stroll from the gates of the renowned Clongowes Wood College on a raised site with spectacular views of the surrounding countryside
- Accommodation briefly comprises main entrance hallway, living room, open plan kitchen/dining area, utility room, family/tv room, small office, 4 bedrooms inc. master ensuite and family bathroom
- An impressive B3 BER ensures this is an energy efficient home
- Presents in excellent decorative order throughout
- Gorgeous grounds with meticulously maintained lawns and mature trees and hedging – a wonderful play area for children
- Located just 2km from Clane with easy access to all amenities inc. public transport, schools, shops and local sports clubs
- Nearby towns include Maynooth, Naas and Celbridge, all within 15 minutes drive, while the M4 and M7 motorways offer a 40 minute commute to Dublin City Centre
- This truly special family home must be viewed to fully appreciate what's on offer

4 bedroom detached
residence extending
to approx. 173 sq.m
(1,867 sq.ft)

Guide Price:

€725,000

Private Treaty

Accommodation

Coonan
PROPERTY

Open Plan
Kitchen/Dining
Room

6.53m x 7.83m

Laminate wood flooring, wall and floor shaker style units with marble worktops, integrated dishwasher, Island with breakfast bar, two light fittings, blinds and recessed lights.

Utility Room

3.58m x 2.26m

Laminate flooring, fully plumbed, storage cabinets, stainless steel sink, separate hot-press and door to rear garden.

Pantry

1.18m x 2.78m

Laminate flooring, shelving, light fitting and attic access.



Accommodation

Coonan
PROPERTY

Office Room **2.1m x 1.39m**

Laminate flooring, window and light fitting.

Living Room **4.83m x 4.67**

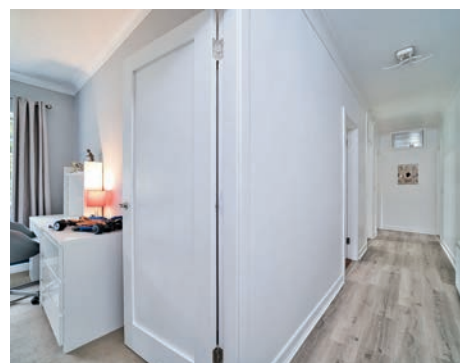
Laminate flooring, feature fireplace with wood burning stove, blinds, TV point, coving and recessed lights.

Play Room **4.35m x 4.16m**

Laminate wood flooring, TV point, blinds and light shade.

Inner Hallway **7.07m x 1.69m**

Laminate flooring, coving and light fitting.



Accommodation

Coonan
PROPERTY

**Master
Bedroom**

4.66m x 4.2m

Carpet, fitted wardrobes, light shade and blinds.

Ensuite

1.83m x 1.46m

Tiled flooring, tiled around shower cubicle, electric Mira Elite shower, w.c., w.h.b., vertical heated towel rail and light fitting.

Bedroom 2

3.32m x 3.06m

Carpet, fitted wardrobes, curtains and light shade.

Bedroom 3

2.32m x 2.84m

Carpet, blinds, coving and fitted wardrobes.



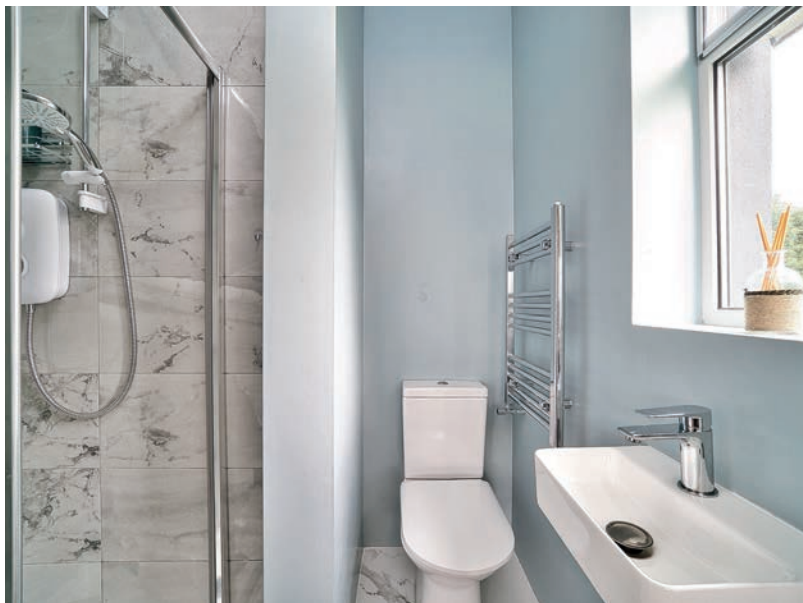
Accommodation

Coonan
PROPERTY

Bedroom 4 **3.32m x 3.76m** Carpet, coving and curtains.

Bathroom **3.25m x 1.8m** Tiled flooring, half tiled walls, shower cubicle, w.c., w.h.b. with built in vanity unit and light fitting.

Garden Lawn areas, mature trees and shrubs.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 173.5 sq.m
(1867 sq. ft)
Triple glazed windows to front
Outside lights
Boiler house
Block built shed
Fully alarmed

Entrance Driveway:

Long sweeping driveway with mature trees
and hedging.

Services:

Septic tank
Mains water
Oil fired central heating

Items Included in sale:

Light fittings, integrated dishwasher, some
curtains and blinds.



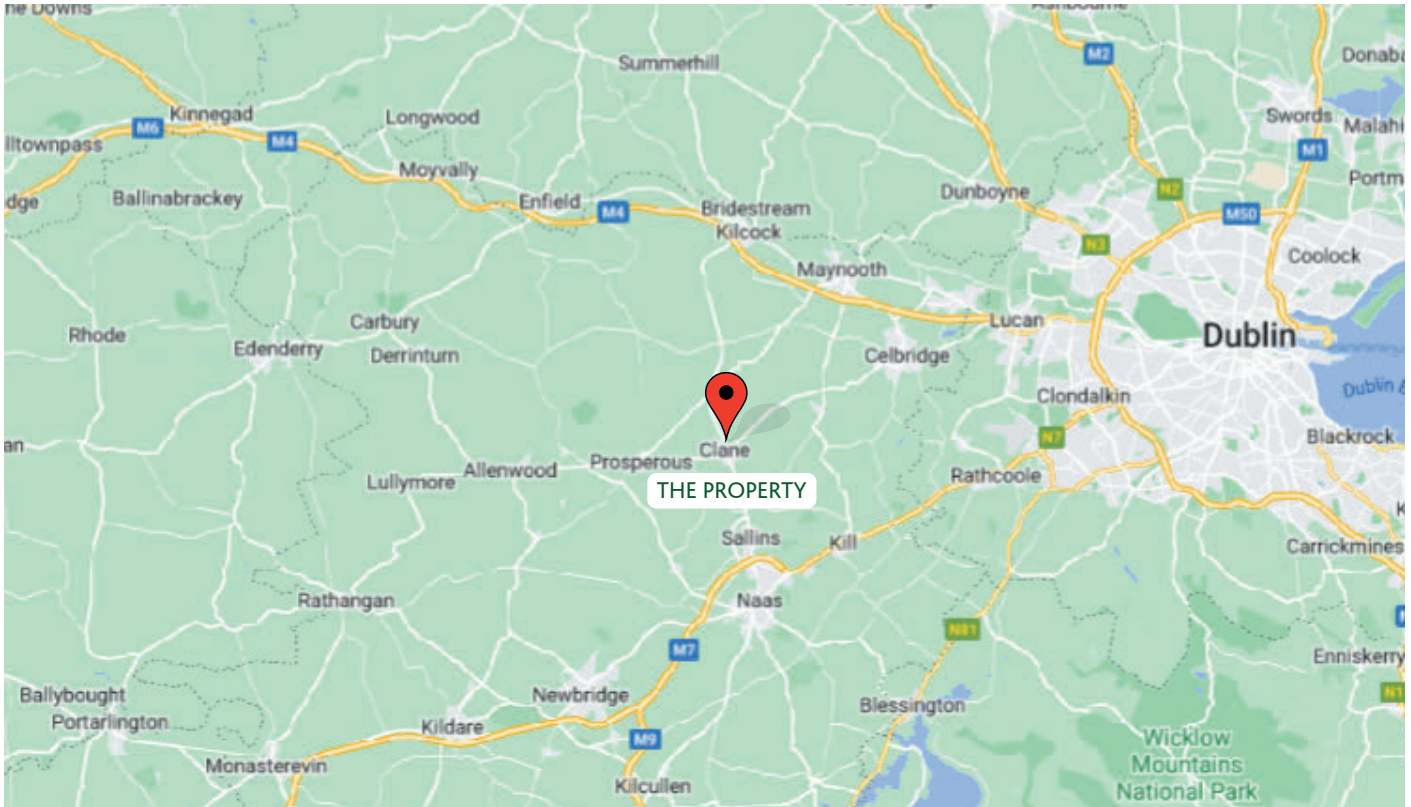
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W91 F2P7

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016286128

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

SDermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com