

Coonan
PROPERTY

KILMULLEN

Portarlington, Co. Laois



KILMULLEN

- Attractive stone clad four-bedroom residence extending 294 sq.m (3164 sq.ft) on 21.19 acres of good quality drained land with road frontage
- Approached by tarmacadam tree-lined drive with stud rail fence, this residence is home to a spacious detached garage with office, storage, Games room & w.c. extending 157 sq.m (potential for additional residence/commercial use subject to planning)
- Accommodation comprises of hallway, kitchen/dining, secondary kitchen/boot room, pantry, utility, family room, play room, sunroom, four bedrooms, full en-suite with bath, dressing room & walk-in wardrobes, two study rooms/offices, two guest w.c. and family bathroom
- Excellent connectivity situated 5 km from M7 motorway accessed via Junction 14 Monasterevin, train service direct to Dublin city centre via Portarlinton and Monastervin.
- Within 5km of Portarlinton and Monasterevin, home to a host of amenities including shops, schools (both primary and secondary), public transport links (both bus and rail services), and a number of bars and restaurants along with leisure facilities. The highly regarded Heritage Golf and Spa is also nearby and Kildare village retail outlet is within a 15-minute drive

For Sale by Private Treaty

Guide Price: €995,000

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Downstairs Accommodation

Entrance Driveway

Approached by a tree lined tarmacadam drive with stud-rail fencing surround, mature shrubs, wrap around drive around the property, attractive stone clad residence & two storey garage.

Entrance Hallway 1.51m x 7.00m

Entrance via feature double solid wooden front doors, fully carpeted.

Storage Closet/Hotpress (Internal hallway) 1.30m x 0.78m

Water tank, integrated shelving unit & radiator.

Master Bedroom 2.81m x 3.90m with Dressing Room (4.14m x 3.47m), Walk in wardrobe (2.28m x 1.85m)

Fully carpeted bedroom, French shutters, dresser and wardrobes with TV point, double doors to dressing room & walk in wardrobe with integrated shelving.

En-suite 2.00m x 2.36m

Bath, power shower, w.c., w.h.b., fitted shelving shaving light, towel radiator.

Playroom/Office 3.28m x 2.55m

Carpeted, integrated desk and shelving units, laundry chute, service hatch to family room & double half doors leading to kitchen area.

Family Room 5.19m x 4.75m

Fully carpeted, access to hallway, double doors to kitchen, double doors to garage side entrance, natural fire with stone clad chimney breast wood surround, tongue and groove wainscoted wall panelling.



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Downstairs Accommodation

Kitchen/Dining Area 4.56m x 5.74m & Pantry 2.11m x 2.18m

Tongued & groove maple wood floor, fully fitted kitchen, island breakfast bar with storage cabinets and additional sockets, double oven, extractor fan, splashback tiles, stainless steel sink, good worktop space, upstands, fitted window seating area, decorative ceiling beams and stairs leading to pantry area & utility room.

Utility Room 2.92m x 2.91m

Additional cabinets, worktop, stainless-steel sink, plumbed for washing machine.

Guest W.C. 0.99m x 1.73

W.C., w.h.b.

W.C., w.h.b.

Solid wide plank oak flooring and built in mirrored wardrobes. Ensuite with w.c., w.h.b. and shower, tiled floor to ceiling.

Secondary Kitchen 5.56m x 3.00m

Oak kitchen cabinets, stainless steel sink, recessed space for a chest freezer..

Sunroom 5.53m x 6.63m

Hard wood maple floor, vaulted ceiling with feature ceiling beams, double French doors to rear landscaped garden.



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Upstairs Accommodation

Stairs & Landing 3.71m x 4.47m

Fully carpeted including hardwood staircase with semi moon-shaped feature window, integrated seating area, hot-press. (1.00m x 2.50m).

Study/Home Office 3.91m x 3.89m

Fully carpeted, fitted wardrobes, fitted cabinets, wash-hand basin.

Bedroom 2 4.18 x 3.93m

Fully carpeted, fitted wardrobes, Velux windows, timber cladding including ceiling.

Bedroom 3 4.19m x 3.79m

Fully carpeted, fitted wardrobes, step up to feature annex window overlooking the land.

W.C. 1.32m x 2.59m

Tiled, w.c., w.h.b., extractor fan.

Family Bathroom 2.32m x 4.21m

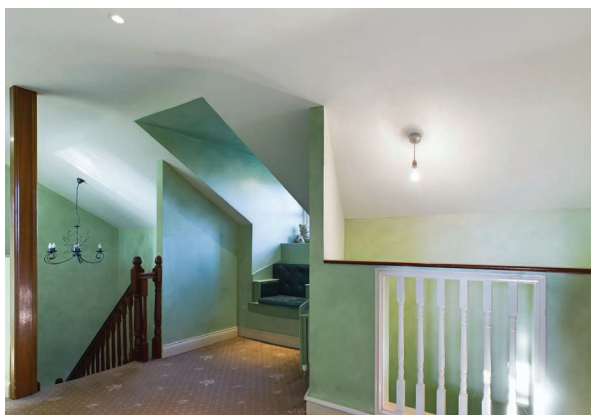
Bath with power shower, w.c., w.h.b., splashback tile, shaving light, towel rail.

Bedroom 4 3.68m x 3.94m

Fully carpeted, fitted wardrobes.

Study/Home office 4.16m x 3.91m

Fully carpeted, fitted cabinets and drawers.



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Two Storey Garage with Games Room, Storage, W.C. and Home Office

Garage 7.39m x 7.00m

Block built, rendered, two roller doors, two oil burners, concrete floor, door access.

Games Room 4.20m x 7.40m

Fully carpeted.

Upstairs Office Room 1 4.23m x 6.25m

Fully carpeted.

Guest W.C. 2.44m x 1.83m

Lino flooring, shower enclosure, power shower, w.c., w.h.b.

Upstairs Storage Room 5.26m x 5.34.

Fully carpeted.



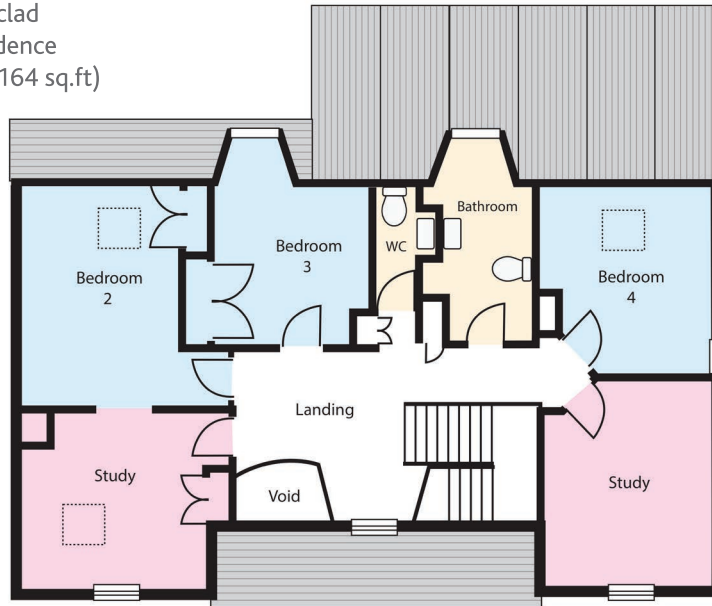
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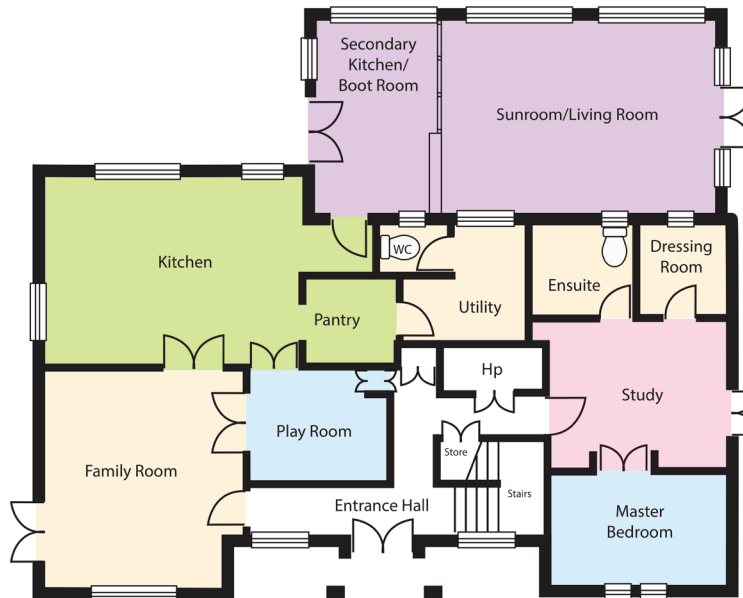
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FLOOR PLANS

Attractive stone clad
four-bedroom residence
extending 294 sq.m (3164 sq.ft)



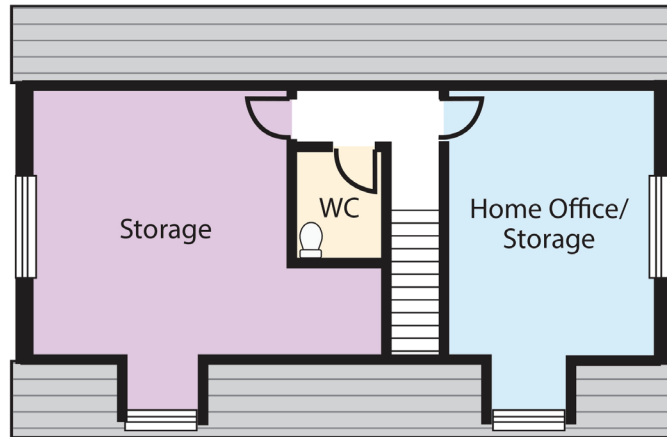
First Floor



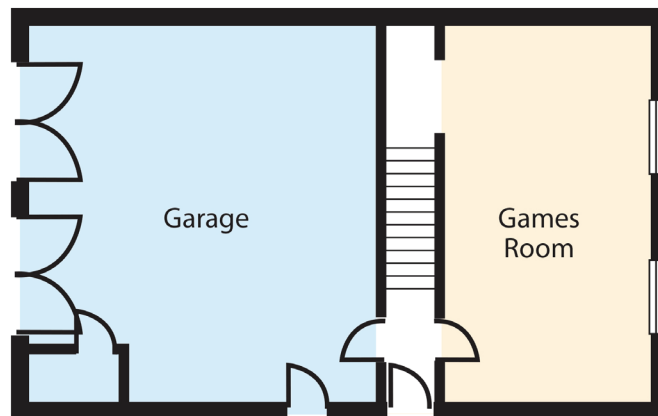
Ground Floor

FLOOR PLANS

Two Storey Garage with
Games Room, Storage, W.C. and Home Office
extending 157 sq.m (1690 sq.ft)



First Floor



Ground Floor

Garden

South facing garden lawned with enclosed by stone clad wall, an additional pergola seating area with cobble lock finish & orchard.



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Additional Information

Built in 1995

Extension added in 2003

Garage built in 2003 (retention 2021)

21.19 acres of arable land under tillage

Two oil burners that provides heating oil for garage
& main residence, separate road diesel tank

Items included in sale:

Fixtures, fitting and window dressings

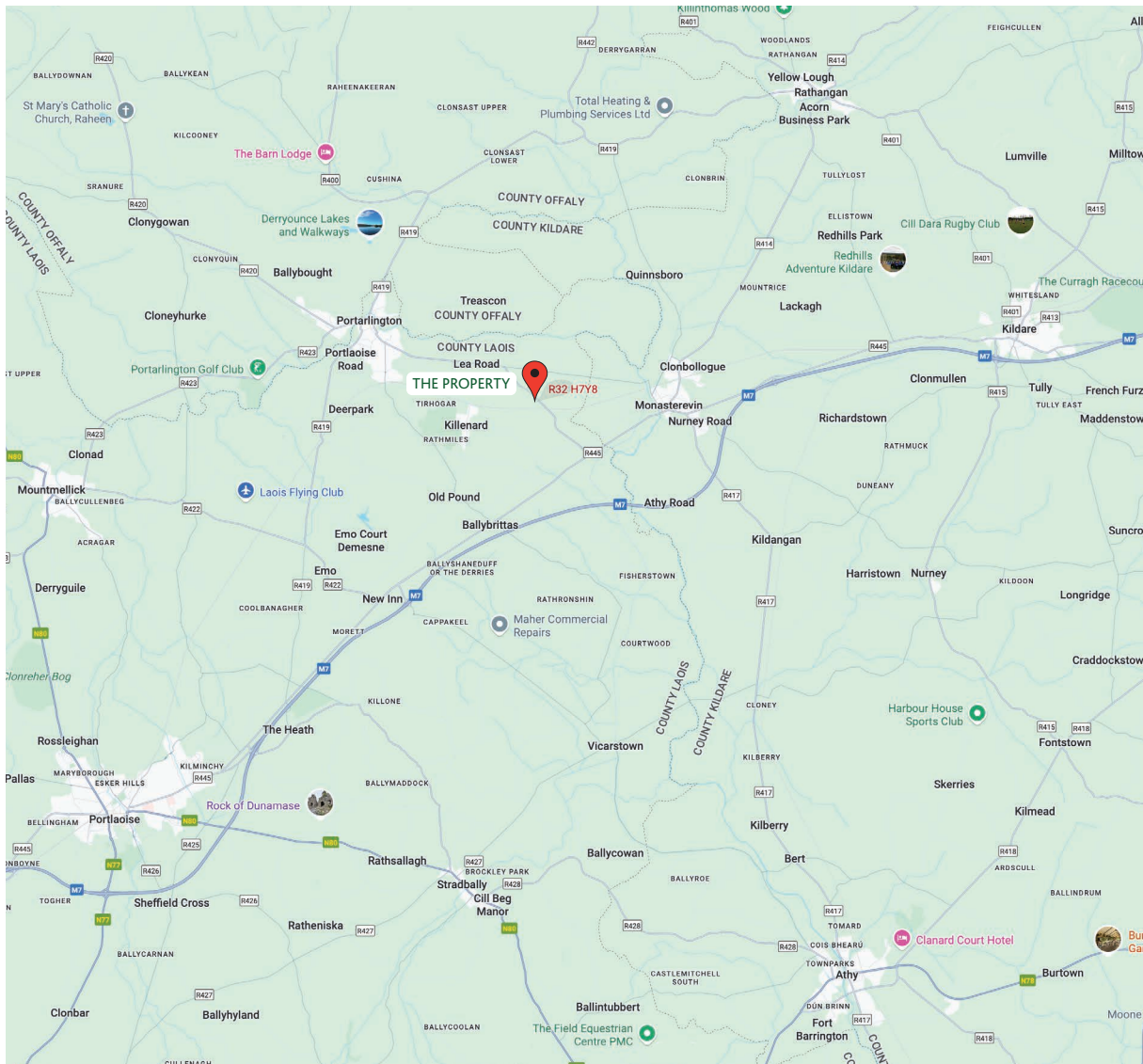
Services

Pressurised water system

Private well

Septic Tank

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DIRECTIONS

Eicode: R32 H7Y8

BER RATING

BER C1

VIEWING

By prior appointment only

CONTACT INFORMATION

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