

Coonan
PROPERTY



CLUAIN LARA

Old Railpark, Maynooth, Co. Kildare
on approx. 2 acres (1 ha)



CLUAIN LARA

- Coonan Property present an outstanding period style property approached via a tree lined avenue on approx. 2 acres (1 ha)
- Extending to approx. 2,757 sq.ft. (256 sq.m.), the accommodation comprises entrance hall, guest w.c., sitting room, dining room, study, kitchen, utility, office, rear lobby, five spacious double bedrooms and two bathrooms, with high ceilings and elegant period features throughout
- Generously proportioned room sizes with flexible spaces to suit many uses such as playroom, home office or even a gym.
- Delightful private setting and well set back off the road, a perfect hideaway from city life, and yet remarkably close to all local amenities and
- Wonderful gardens with an abundance of mature plants and trees, the property also benefits from numerous outbuildings/offices and a tennis court
- Superb location less than 1km from Carton House Estate and just 5 minutes from nearby towns Maynooth, Celbridge and Leixlip
- Excellent connectivity with easy access to the M4, while train stations at Louisa Bridge and Maynooth provide a convenient commute to Dublin City Centre

For Sale by Private Treaty

Guide Price: Excess €1,250,000

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Location



Period style property approached via a tree lined avenue on approx. 2 acres (1 ha)



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Accommodation

Entrance Hallway

8.23m x 1.82m

Carpet flooring, feature light over the imposing front door, 3m ceiling height and coving.

Guest W.C.

1.59m x 1.90m

Carpet flooring, w.c., w.h.b. and alarm panel.

Sitting Room

8.24m x 4.47m

Carpet flooring, dual aspect timber frame sash windows, feature fireplace with marble surround and slate hearth, curtains, t.v. point and light fitting.

Dining Room

3.73m x 4.23m

Carpet flooring, timber frame sash windows, light fitting and double French doors to patio.

Study

4.34m x 3.63m

Carpet flooring, timber frame sash windows, feature fireplace with marble surround and slate hearth with brass insert and light fitting.

Kitchen

3.73m x 4.91m

Tiled flooring, painted wall and floor units, veneer style counter top, plumbed for dishwasher, electric hob and dual oven, double stainless-steel sink, integrated dining area, blinds and light fitting.

Utility

3.78m x 1.75m

Lino flooring, plumbed for washing machine and dryer, sink, tiled splash back, veneer counter top and light fitting.



Accommodation

Lobby

2.76m x 2.32m

Tiled flooring, light fitting and rear door leading to garden.

Office

3.74m x 5.58m

Carpet flooring, dual aspect timber frame sash windows, network point and phone point.

Landing

3.42m x 5.25m

Carpet flooring, hot press and attic access.

Master Bedroom

4.10m x 4.59m

Carpet flooring, walk in wardrobe, dual aspect timber sash windows, t.v. point and curtains.



Accommodation

Shared Ensuite

3.00m x 1.82m

Carpet flooring, w.c., w.h.b., bath, tiled splashbacks and timber sash windows.

Bedroom 2

4.35m x 3.77m

Carpet flooring, built in wardrobes, curtains, light fitting and dual aspect timber sash windows.

Bedroom 3

4.61m x 4.05m

Carpet flooring, built in wardrobes, curtains, light fitting and timber sash windows to gable.

Bedroom 4

5.35m x 3.73m

Carpet flooring, built in wardrobes, curtains, light fitting and dual aspect timber sash windows.

Bedroom 5

4.05m x 3.72m

Carpet flooring, built in wardrobes, curtains, t.v. point and dual aspect timber sash windows overlooking tennis court.

Bathroom

2.80m x 1.70m

Tiled flooring, jacuzzi bath with shower head, tiled splashback, electric heater, fitted mirror and vertical toiletries cabinet.

Floor Plans

Ground Floor

Period style property, extending to approx. 2,757 sq.ft. (256 sq.m.)



Ground Floor

Floor Plans

First Floor

Period style property, extending to approx. 2,757 sq.ft. (256 sq.m.)



First Floor

Outside

Workmen's Bathroom

1.58m x 1.90m

Lino flooring, w.c., w.h.b. and light fitting.

Garage

4.43m x 4.02m

Concrete flooring, power and Henderson up & over door.

Office 2

3.95m x 4.02m

Lino flooring, counter top, floor & wall mounted units and Belfast sink.

Garden Shed

3.44m x 1.78m

Concrete floors and power.





Additional Information

Extends to approx. 2,757 sq.ft. (256 sq.m.)

West facing rear garden

Single glazed sash windows

Hardwood fascia and soffit

Outside tap

Outside electricity supply

Full size tennis court – in need of repair

Site extends to approx. 2 acres (1 ha)

Items included in sale

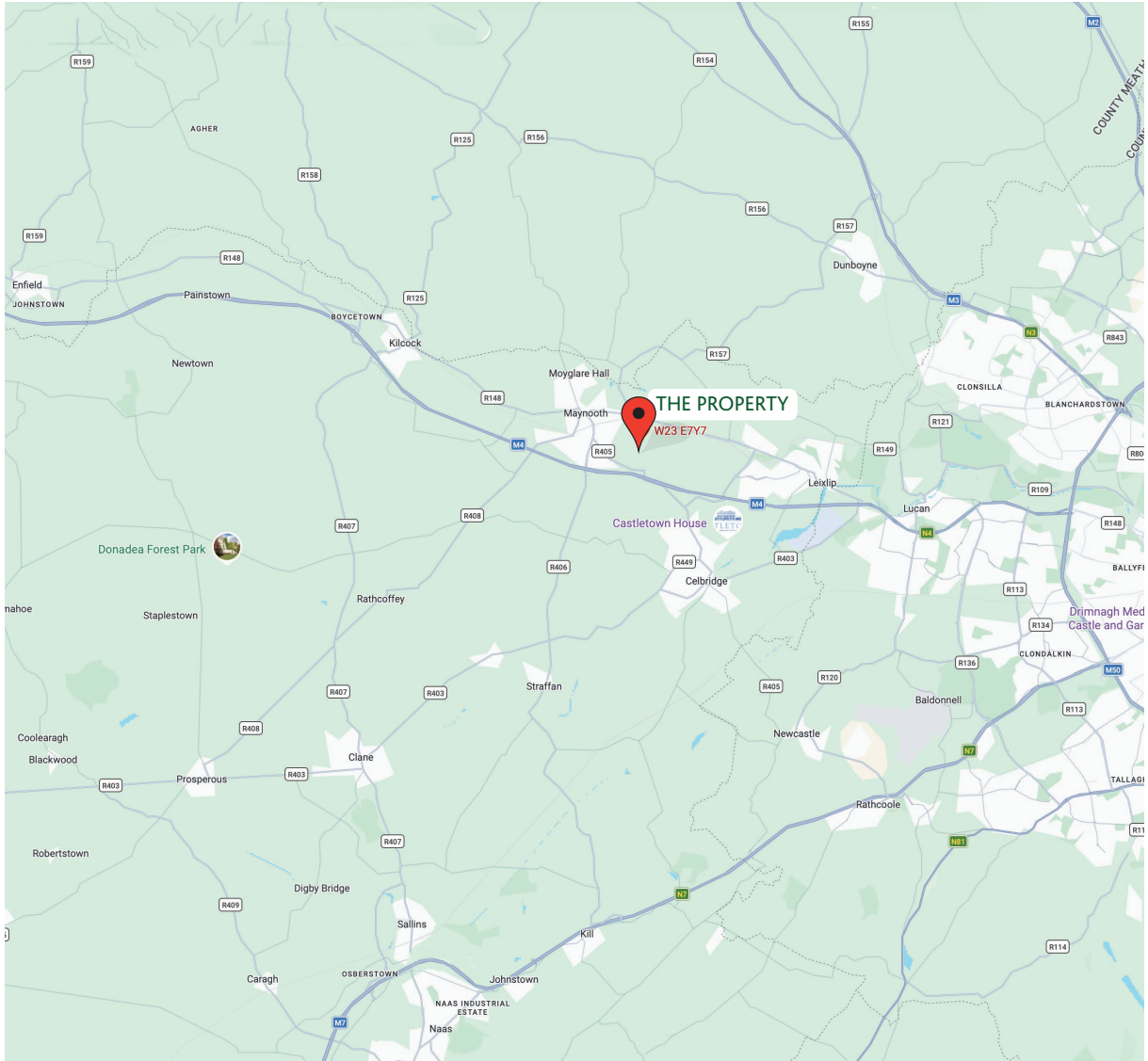
Fixtures and fittings.

Services

Oil fired central heating

Mains water

Septic tank



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DIRECTIONS

From Maynooth head east on the R148 towards Carton Demesne and Leixlip. Just before the entrance to the Carton Estate turn right and go over the stone bridge. Continue for approx. 1km and the property is on the right-hand side with a wooden plaque reading Cluain Lara.
Eircode: W23 E7Y7

BER RATING



VIEWING

By prior appointment at any reasonable hour.

CONTACT INFORMATION

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