

Residential

Coonan
PROPERTY



Mylerstown, Robertstown, Co. Kildare

- Immaculate 'A' rated four-bedroom residence extending to approx. 3003 sq.ft / 278 sq.m on approx. 11.4 acres
- Accessed via electric gates, this residence is set well back from the road and features a sweeping driveway framed by mature, manicured trees and hedges. The drive splits into two, offering separate access to the main residence and land.
- Accommodation comprises of entrance hallway, family room, kitchen/living /dining area, utility, guest w.c., four bedrooms, three en-suite and family bathroom
- Finished to an excellent standard with bespoke kitchen, handcrafted staircase, premium polished stone tiling, sash windows, rich hardwood floors, elegant architraves and coving - just a few of the many attributes that make this home exceptional
- Conveniently located to Robertstown (1.9km), Prosperous (3.7km), Caragh (7.6) providing all essential amenities including shops, schools (primary & secondary), church, pubs and a host of recreational facilities are readily available
- Excellent transport links with daily bus services to Dublin from Prosperous and train connections within a short drive to Sallins (12.6km) or Maynooth (19.8km) stations, easy access to the M7/M4

**4 bedroom residence
extending to approx.
278 sq. m (3.003 sq. ft)**

Guide Price:

€995,000

Private Treaty

Accommodation

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Entrance Hallway

4.94m x 5.80m

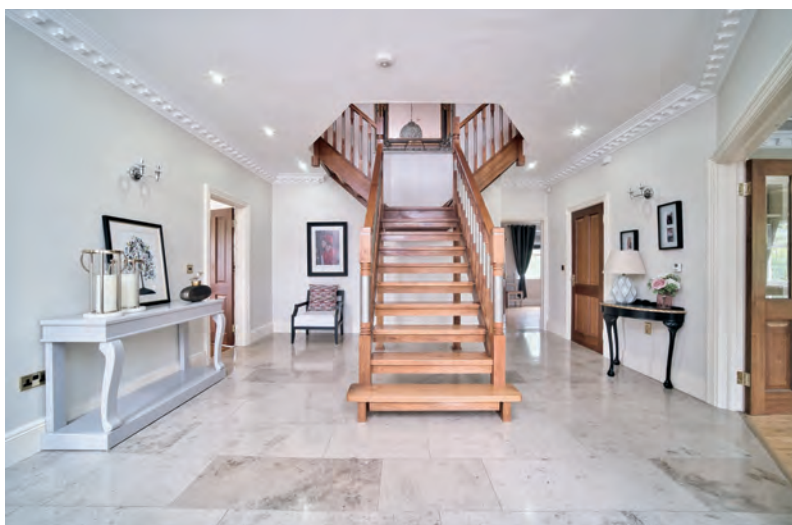
Polished stone tiled floor, handcrafted hardwood staircase with integrated lighting centred in the reception area, recessed storage areas, decorative coving, down lights.

Control room

Heated control room with underfloor heating downstairs, heating zones and central vacuum system.

Fanmily Room **5.72m x 5.76m**

Solid oak floor, high-end bespoke built-in display and TV unit with feature electric fire, shelving & storage, decorative coving, down lights, dual aspect with sash windows, double hard wood and glass doors to hallway and reception area.



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Bedroom 1	3.82m x 5.57m	Solid oak floor, decorative coving, down lights.
En-suite	1.73m x 3.00m	Fully tiled, double shower enclosure, w.c., w.h.b., fitted mirror.
Living Room	5.57m x 4.40m	Open plan layout, solid oak floor, sash windows, feature fireplace centrally positioned with stove, stone hearth and large wood beam mantle, down lights through to split level kitchen and defined dining area.
Kitchen/dining	7.59m x 5.75m	Step up to the kitchen with polished stone tiled floor, fully fitted hand-crafted, soft close shaker style kitchen, glass wall display units, in cabinet & under cabinet lighting, black granite worktops, upstands, double Rangemaster freestanding oven, feature built-in extractor with storage units either side of oven, under-mounted 1.5 bowl stainless steel sink, integrated dishwasher, tall unit with integrated microwave and pull-out drawers, built-in unit housing large American style fridge with overhead storage, feature island with storage, pan drawers, additional round under-mounted sink and defined breakfast bar seating area, large built-in pantry cabinet with pull-out drawers, decorative coving and downlights. Sliding doors to out to a patio area.



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Utility Room **3.50m x 2.14m**

Additional fitted kitchen cabinets, stainless steel sink, plumbed for washing machine and dryer, rear door access to rear of property, alarm panel, coving and downlights.

Guest W.C. **1.00m x 1.90m**

Fully tiled, w.c., w.h.b., towel radiator.

Landing **3.87m x 6.00m**

Beautifully handcrafted feature wooden staircase with integrated lighting leading to dormer level.
Large open area with solid oak floor and recessed area for seating/relaxing.



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Bathroom **2.49m x 4.39m** Fully tiled, corner jacuzzi bath, w.c., w.h.b., fitted glass shelves, towel radiator, double shower enclosure, electric shower.

Bedroom 3 **5.20m x 3.32m** Solid oak floor, decorative coving, down lights, access to attic.

En-suite **2.60m x 1.48m** Fully tiled, w.c., w.h.b., shower enclosure, power shower, towel radiator, access to attic, access to walk-in wardrobe (1.59 x 2.30m).



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Bedroom 2	5.57m x 3.56	Solid oak floor, dormer annex sash window overlooking front, recessed space for wardrobes, down lights.
Bedroom 4	6.50m x 5.56m	Solid oak floor, feature central wall with recessed space behind for adding wardrobes or drawers.
En-suite	2.75m x 1.48m and Walk-in wardrobe	Fully tiled, w.c., w.h.b., double shower enclosure, power shower, towel radiator with additional walk-in ward robe with solid oak flooring (0.65m x 1.52m).



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Garden

Beautifully raised granite patio area with ample sitting area and wall and box hedging surround. Feature water pond and rockery area. Manicured lawn front and rear screened by laurel and beech hedging from the agricultural land.

Garage

6.00m x 7.30m

Block built garage, electric roller doors, semi solid floor, double glazed windows, pedestrian access door. Steps to converted loft area with Velux window (9.00m x 3.44m).



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Additional Information:

Originally five bedroom/easily converted back into five bedrooms
Controlled heating zones via app
Sash Windows throughout

Services:

Calor Gas
Septic tank
Mains Water

Items Included in sale:

Fixtures, fitting and window dressing,
double range master, American fridge freezer & microwave

Entrance Driveway:

An electric gate opens onto a sweeping gravel driveway, flanked by a large, meticulously maintained lawn and landscaped gardens. The grounds feature elegant silver birch trees, mature beech hedging, and striking sculpted evergreen trees. A water feature adorned with waterlilies adds to the tranquil setting. The drive divides providing separate access to the land.



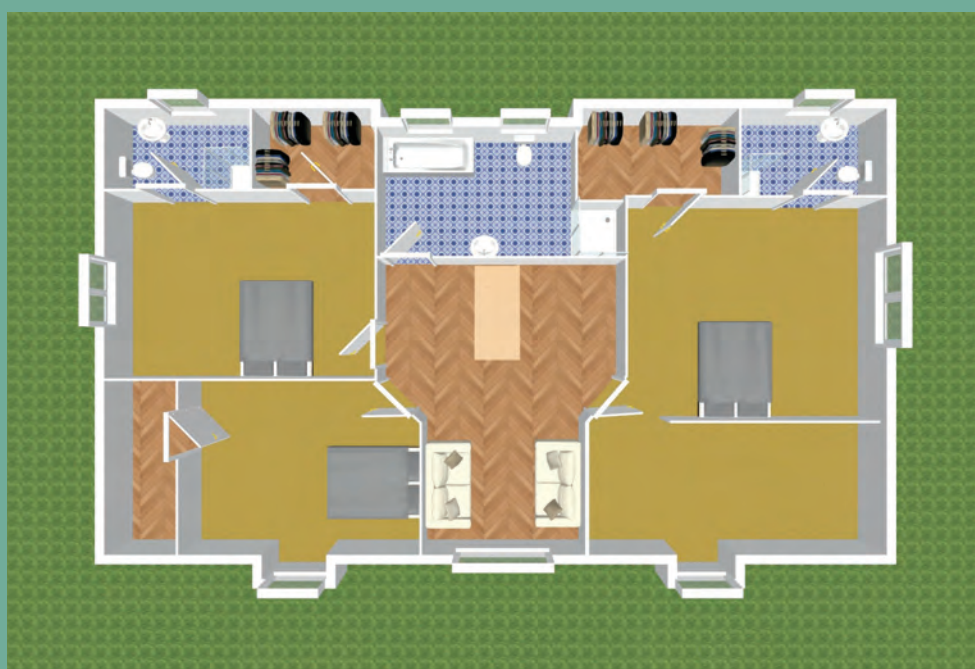
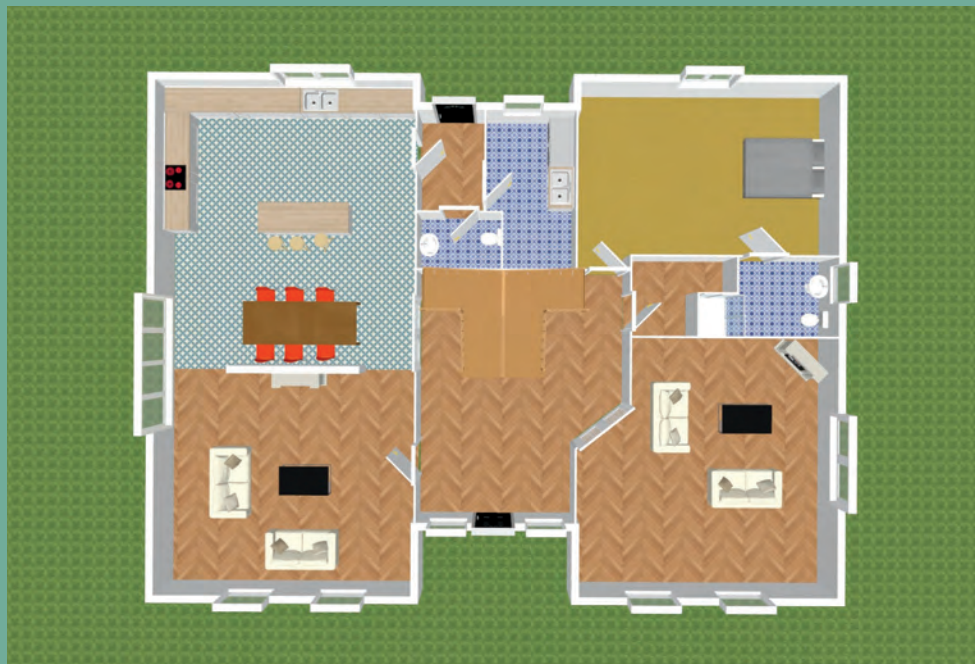
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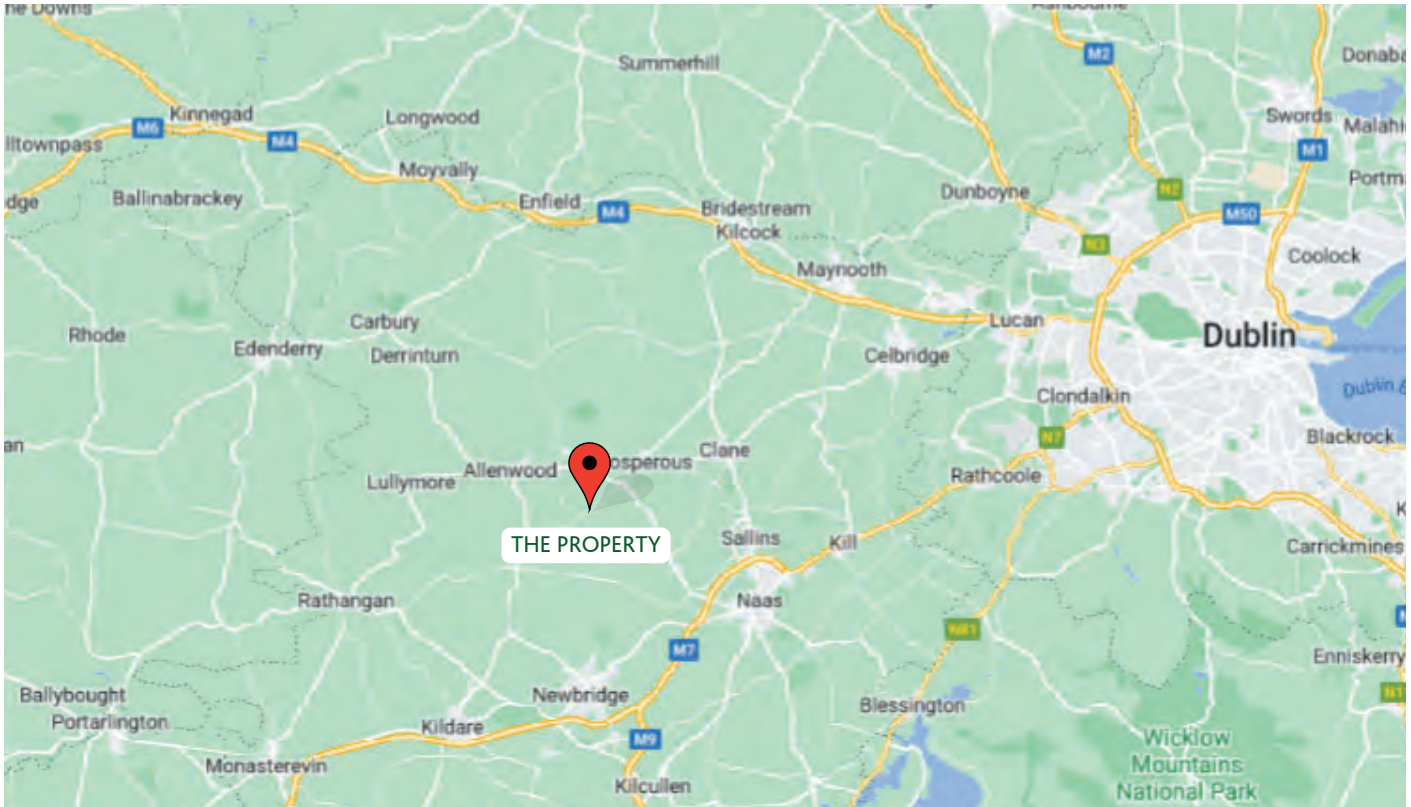
Floor Plans

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Directions

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Directions

W91 N9C3

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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