

# Residential

**Coonan**  
PROPERTY



## 8 New Inn, Enfield, Co. Meath

- Immaculate three bedroom detached bungalow extending 120 sq.m (1,291 sq.ft)
- Accommodation comprises of entrance hall, living room, dining room, kitchen, utility, sunroom, three bedrooms, ensuite, family bathroom & an attic suitable for conversion
- Finished to a high standard, featuring a newly renovated kitchen and bathroom with quartz worktops, premium appliances including a drawer-style dishwasher from Fisher & Paykel, and elegant plantation shutters, just a few of the features that make this an outstanding home
- Generous sized lawned garden with wall surround & patio area to enjoy entertaining friends and family
- Situated in a quiet cul de sac only minutes' walk from Enfield train station, regular bus services and ease of access to the M4
- Ideally positioned near the scenic Royal Canal Greenway and Glen Abhainn Forest, perfect for walking, cycling and relaxation, with excellent nearby leisure amenities including The Johnstown Estate, as well as a wide range of sporting facilities such as golf, GAA, rugby and fishing, to name just a few

**3 bedroom detached  
bungalow extending to  
approx. 120 sq.m  
(1,291 sq.ft)**

**Guide Price:  
€395,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**3.85 m x 1.52m**

Semi-solid flooring, dado rail, decorative coving and cornice, attic access suitable for conversion.

Living Room

**3.39 x 6.01m**

Solid white oak floor, feature fireplace with granite hearth & decorative tiles and wooden mantle, nice coving and cornice, TV point, additional sockets, Plantation shutters.

Kitchen

**6.22m x 3.63m**

Laminate floor fully soft close fitted kitchen, island with drawers and additional cabinets, quartz worktops and upstand, Neff double oven and grill, electric hob, extractor fan, drawer style design Fischer and Pakyel dishwasher, integrated fridge freezer, coving, downlights, decorative Roman blinds & double doors to living area.



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**Dining Room**    **5.02m x 2.87m**

Hardwood flooring, generous sized room with Plantation shutters and sliding doors to garden, additional attic access.

**Sunroom**    **4.22m x 2.98m**

Accessed from the kitchen, semi-solid flooring, Roman blinds, additional sockets, French doors to rear garden.

**Utility Room**    **1.83m x 1.52m**

Additional cabinets, quartz worktops, plumbed for washing machine, door to rear garden.



# Accommodation

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**Inner Hallway**    **3.84m x 0.94m**    Semi-solid flooring.

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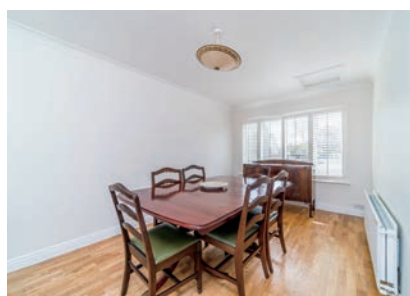
**Bedroom 1**    **3.58m x 2.73m**    Semi-solid flooring, fitted wardrobes, Plantation shutters.

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**Bedroom 2**    **3.58m x 2.87m**    Semi-solid flooring, fitted wardrobes, Plantation shutters, down lights.

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**Bathroom**    **1.86m x 1.81m**    Tiled floor, Triton electric shower, w.c., w.h.b, with soft close vanity unit, towel radiator & detailed Roman blinds.



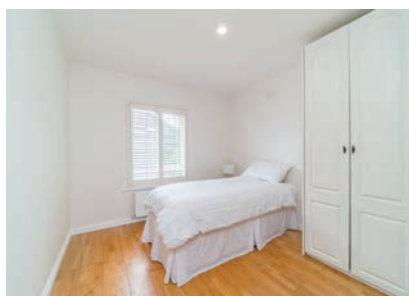
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**Bedroom 3**     **3.63m x 2.87m**     Semi-solid flooring, fitted wardrobes, Plantation shutters.

**En-suite**     **1.70m x 1.52m**     Fully tiled, shower enclosure with electric shower, w.c., w.h.b, with soft close vanity unit, mirror with LED lighting, extractor fan, down lights.

**Garden**     Generous lawn with patio area, walled surround, mature trees, sleeper edging, post and panel fencing, oil tank, spacious side entrance.



# Accommodation

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## Additional Information:

Built in 1997

Water Softener treatment system

Ample off-street parking

PVC double glazing

## Services:

Mains Water

OFCH

## Items Included in sale:

Fixtures, fitting, window dressing including shutters & Roman Blinds, Neff double oven and grill, electric hob, extractor fan, drawer style design Fischer and Pakyel dishwasher, integrated fridge freezer.

## Entrance Driveway:

Approached by paved driveway, lawn area & mature shrubs.



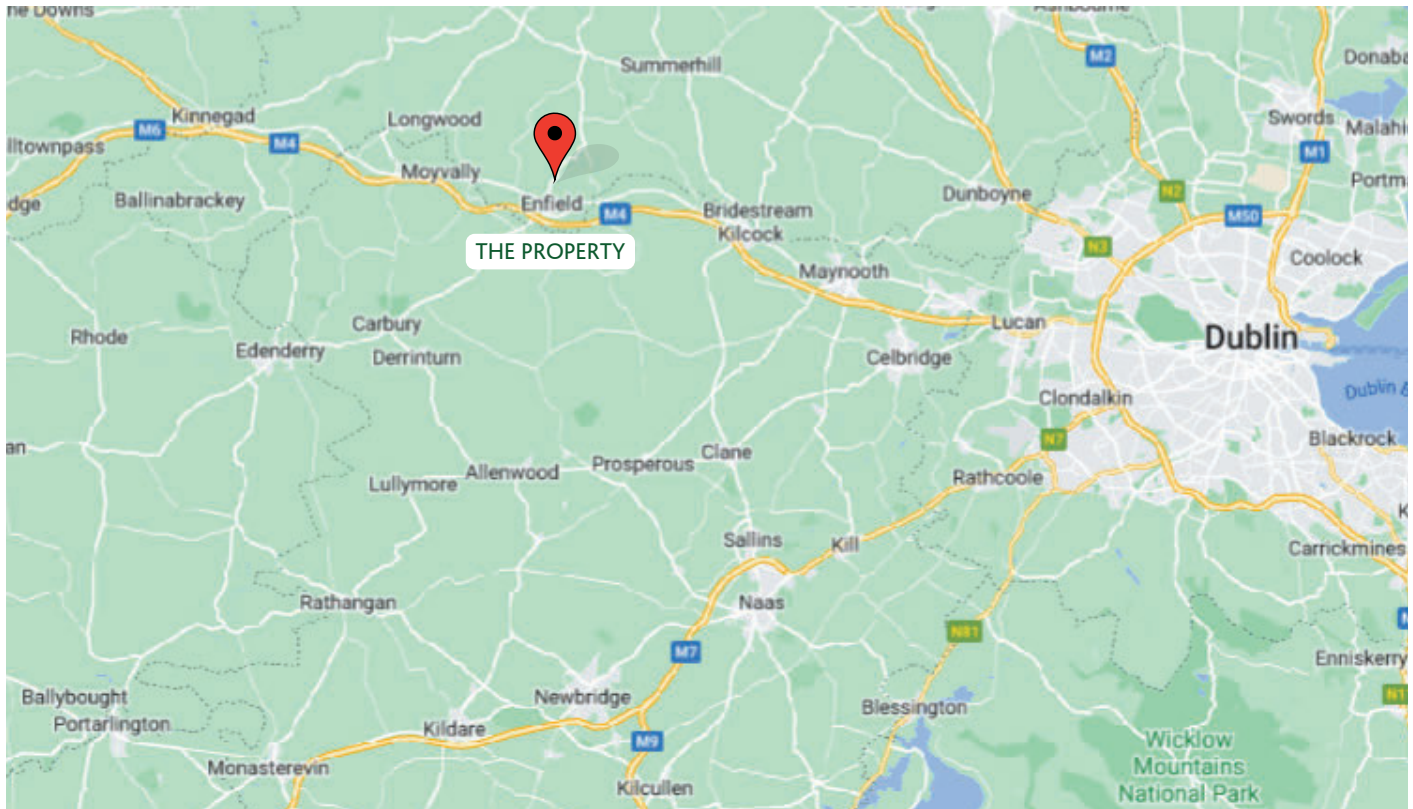
# Floor Plans

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# Directions

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## Directions

A83 K162

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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