

Residential

Coonan
PROPERTY



BER B3

Hatters Cross, Prosperous, Co. Kildare

- Luxurious B rated four-bedroom detached residence extending to approx. 2755 sq.ft. (256 sq.m) sitting on approx. 0.37 acres
- Accommodation comprises of entrance hall, open plan kitchen/dining/living room, utility room, sitting room, four bedrooms, two en-suites, two walk-in wardrobes, family bathroom, cloak room and detached garage
- Excellent standard of finish with 10 ft high ceilings, bespoke kitchen, wood panelling, marble fireplaces, wood pellet stove (back boiler), cast iron decorative radiator, solid oak internal doors, detailed architraves are a few of the many attributes that make this an exceptional home
- Approached by electric gates, tarmac drive, immaculate box hedging and ornamental shrubs, manicured garden with private south and west facing granite patio areas, acting as an extended living area during the summer months
- Excellent location within a five-minute walk to Prosperous village with an array of local sporting & recreational amenities, a range of shops, bars, restaurants and a selection of both primary and secondary schools are within the surrounding area
- Dublin city and its environs are easily accessible via a regular bus service, with rail links via Sallins and easy access to the M4 and M7 motorways

**4 bedroom detached
residence extending to
approx. 256 sq.m
(2,755 sq.ft)**

Guide Price:

€850,000

Private Treaty

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Entrance Hallway

4.35m x 4.73m

Composite front door with decorative glass panels, tiled floor area, cast iron decorative radiator, additional sockets, down lights, decorative architraves.

Kitchen/ Dining /Living Room

10.62m x 7.00m

Awash with light from west facing feature window, solid oak & glass double doors leading to fully fitted bespoke kitchen, decorative tile splashback, generous granite work tops, island with pull-out drawer units, Belfast sink & tap, downlights, integrated wine rack. Dining area with integrated drawer units, French doors leading to a south facing patio area. Open plan lounge area, marble fireplace with pellet stove acts as back boiler.

Sitting Room

4.48m x 7.00m

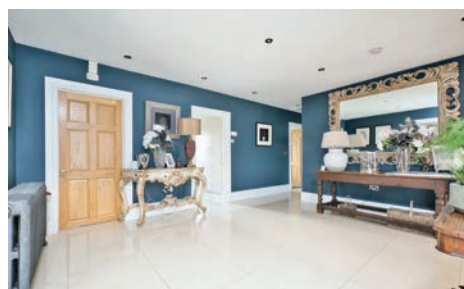
Semi-solid flooring, radiator covers, down lights, open marble fireplace, integrated shelving & cabinet units, decorative wood panelling, double window.



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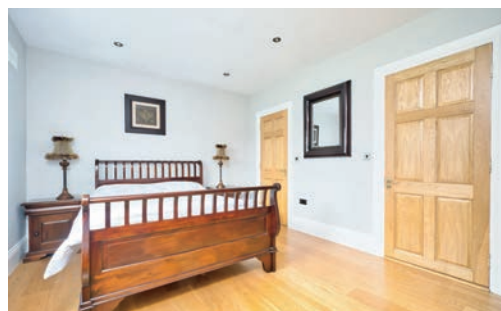
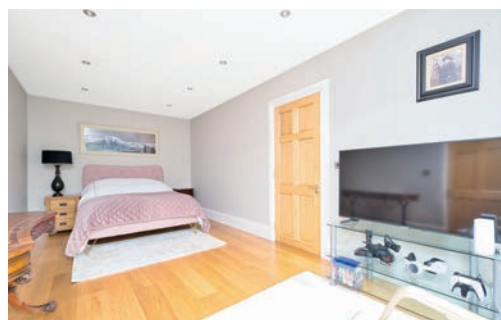
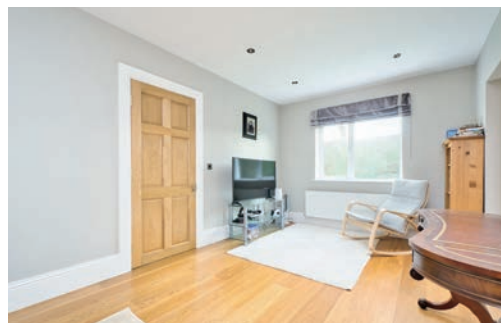
Bedroom 1	4.36m x 4.95m	Semi-solid flooring, feature natural marble fireplace, down-lights, French doors to west facing patio area.
Walk-in wardrobe	1.52m x 4.00m	Semi-solid flooring, fitted wardrobes with rails, soft close drawers and integrated shelves.
En-suite	1.49m x 4.00m	Fully tiled, double shower enclosure with gravity fed rain shower, w.c., w.h.b. with soft-close drawers, down lights.
Bedroom 2	3.42 x 2.73m	Semi-solid flooring, down lights.
Cloak Room	2.16m x 3.38m	PVC door leading to rear garden and drive, additional storage cabinets, downlights.



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Bathroom	2.35m x 3.44m	Fully tiled, bath with shower head and jacuzzi jets, downlights, w.c., w.h.b. with marble top, decorative cabinets.
Inner Hallway	4.10m x 1.00m	Tiled floor.
Bedroom 3	3.47m x 4.35m	Semi-solid flooring, fitted wardrobe with soft-close drawers.
En-suite	0.97m x 1.95m	Fully tiled, w.c., w.h.b. with soft-close cabinet, mirror and shaving light.



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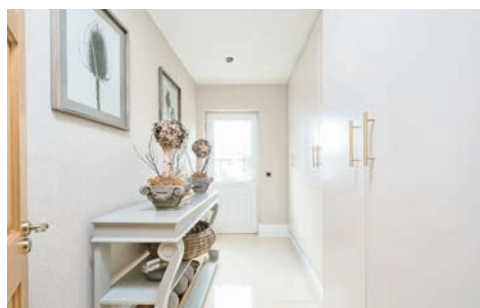
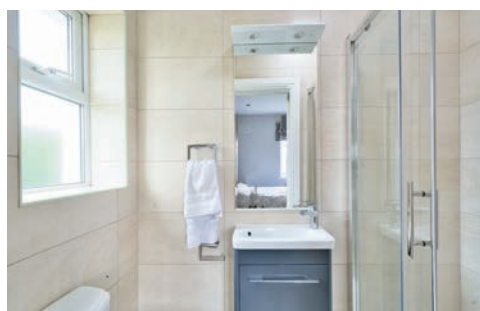
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Bedroom 4 **6.51m x 2.99m** Semi-solid flooring, downlights, decorative architrave.

Walk-in wardrobe **2.60x 2.20m**

Utility Room **3.31m x 2.20m** Additional cabinets, stainless steel sink, plumbed for washing machine, alarm panel.

Garden Westerly-facing rear garden, additional granite patio areas, lawn, manicured box, loose stone chippings, granite footpath surrounding the property, stainless steel shed, block-built garage with laurel hedging and ornamental shrubs.



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Additional Information:

Fully alarmed
Windows 2006
Solid oak panelled doors throughout
Pellet stove with back boiler
Ten-foot ceilings in the kitchen and living area
Working fireplace in the main bedroom
Attic double insulation
Attic floor sheeted for extra storage area
All outdoor and indoor area wheelchair accessible.
Heating system zoned with app
Electric Gate
Joule water tank

Items Included in sale:

Fixtures, fittings and window dressings.

Services:

Oil central heating system
Pellet burner acts as back boiler

Entrance Driveway:

Electric gates, tarmacadam driveway, outdoor lights, attractive granite patio, granite edging, ornamental shrubs, box hedging and laurel hedge surround.



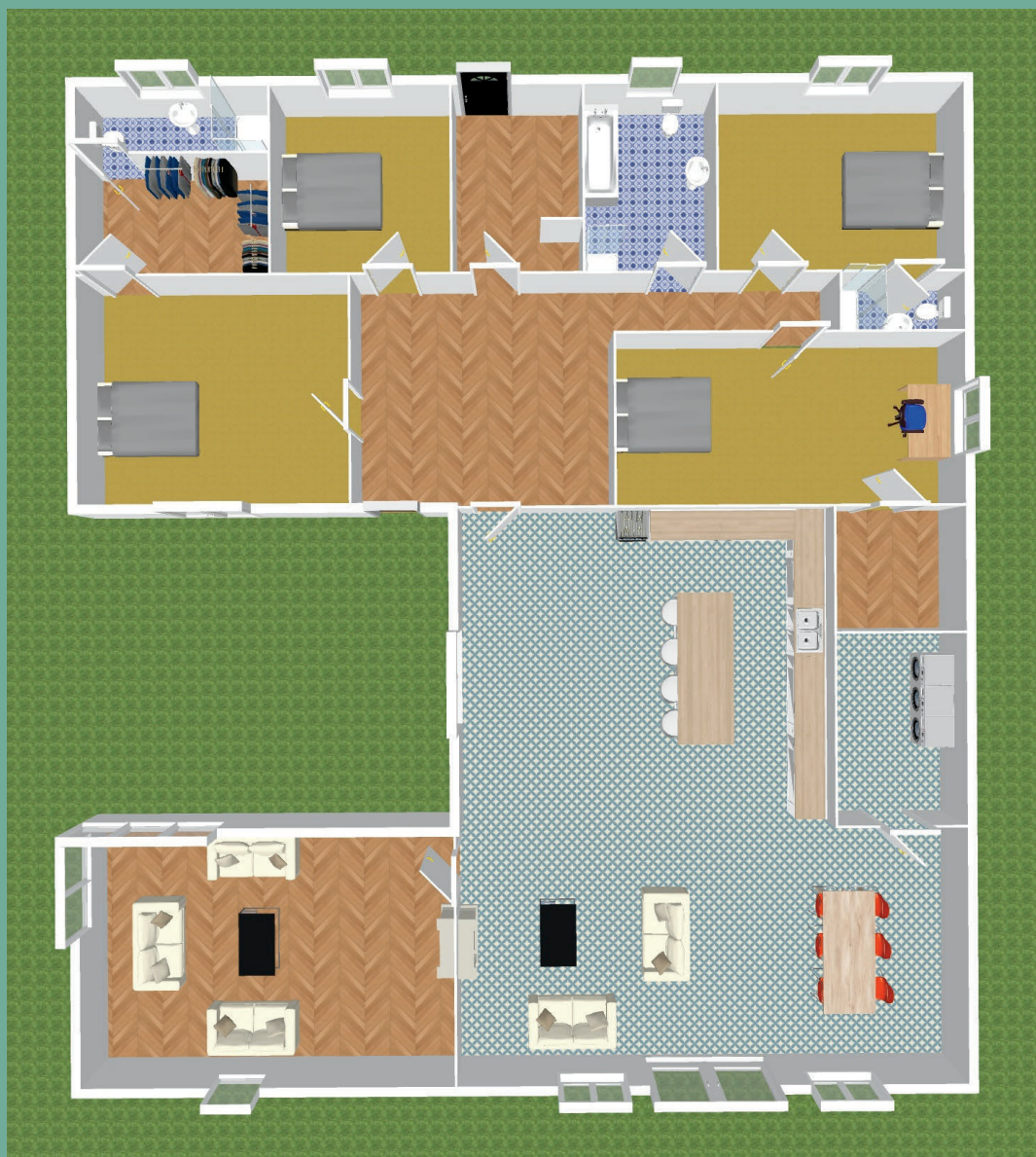
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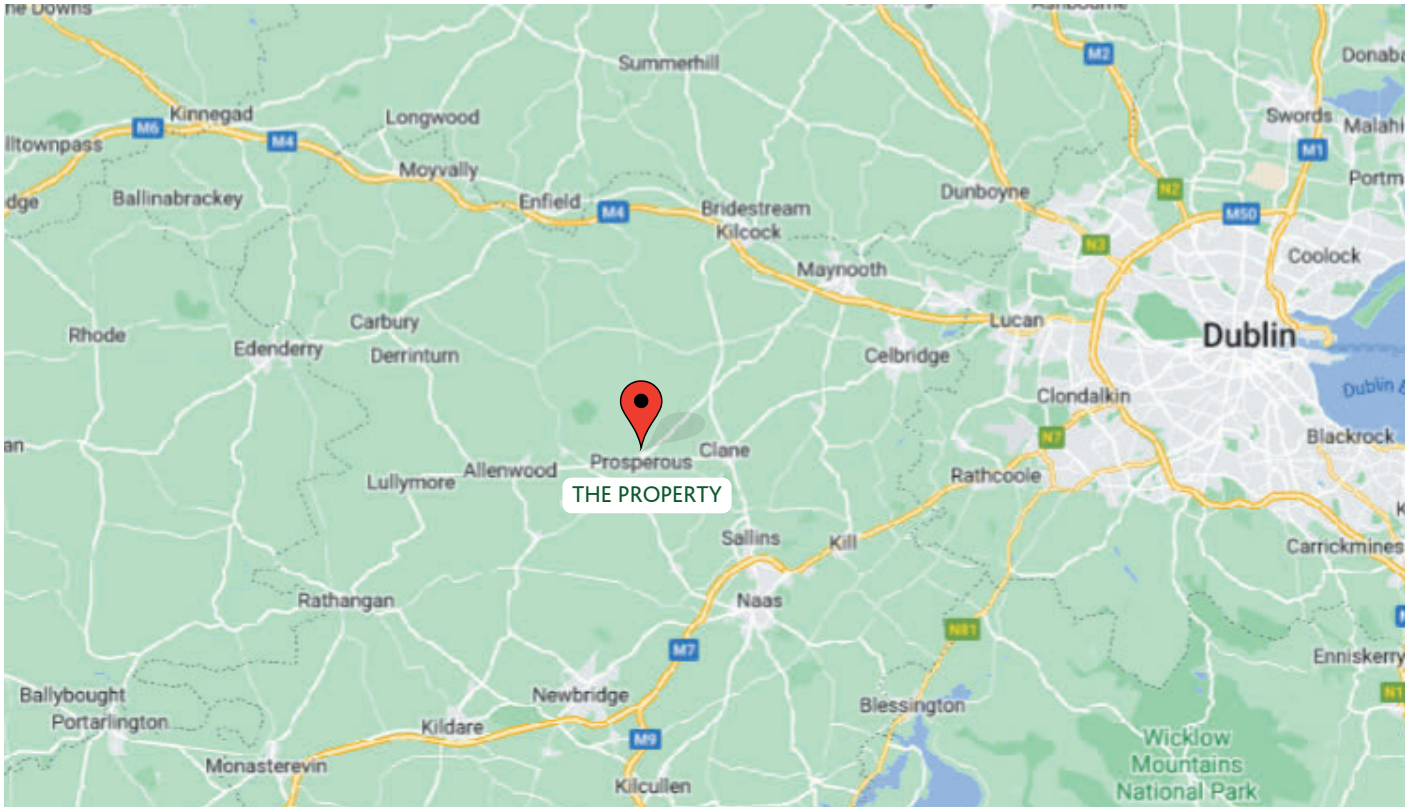
Floor Plans

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Directions

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Directions

W91 EAE1

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Viewing

By prior appointment at any reasonable hour.

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