

Residential

Coonan
PROPERTY



Ferneley Lodge, Hillfarm, Narraghmore, Co. Kildare

- Picturesque detached four bedroom with natural stone cladding extending to 173 sq.m
- Approached by natural stone piers & mature native trees with secondary entrance sitting 0.54 acres of mature grounds with outbuildings
- Accommodation comprises of entrance hallway, living room, kitchen, dining room, office, study, playroom/gym, four bedrooms, en-suite and two family bathrooms
- This residence is located close to the quaint village of Narraghmore with gastro pub, a community run grocer & tearooms, a very successful St Laurence's GAA club and associated facilities.
- The residence is only 10 minute's drive to Kilcullen and within 20 minute's drive to Naas town centre
- Excellent connectivity with transport for Ireland frequent bus links to nearby towns, easy access to M9 motorway connecting to Dublin and all major national road networks.
- An excellent array of local schools, including Ballyshannon National school, St. Laurence's national school and Cross & Passion secondary school in Kilcullen

4 bedroom detached
residence extending to
approx. 173 sq.m
(1,862 sq.ft)

Guide Price:

€550,000

Private Treaty

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Entrance Hallway

2.88m x 7.49m

Composite front door, semi solid flooring, double doors into hall, wooden beams and alarm panel.

Living Room

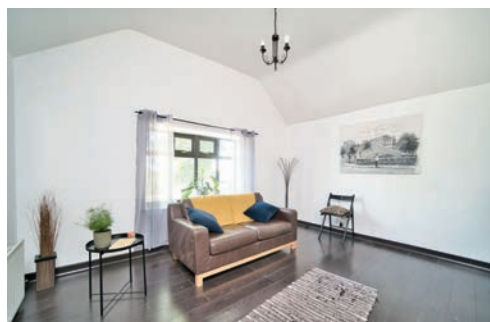
3.65m x 4.19m

Semi solid floor, feature stone fireplace with integrated stove, vaulted ceilings, feature window overlooking the drive.

Dining

6.77m x 4.16m

Split level, semi solid flooring, cut stone wall cladding with natural fireplace, wood panel vaulted ceilings & bay window overlooking rear garden.



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Kitchen **3.00m x 4.32m**

Tiled flooring, integrated wall and floor units, Belfast sink, hardwood worktops, integrated wine rack, double oven, glass block wall.

Office **3.36m x 6.21m**

Split level, additional storage.

Office storage/utility closet **1.53m x 3.00m**

Additional storage, closet and sliding doors leading to rear garden.



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Playroom/Gym **4m x 3.74m**

Semi solid flooring.

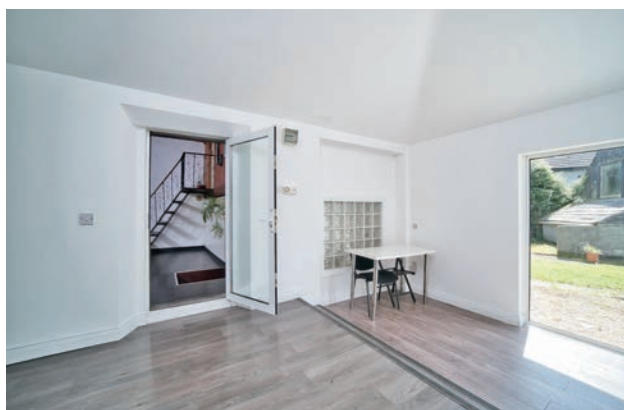
Bathroom **2.17m x 2.41m**

Tiled flooring, w.c., w.h.b., splashback tiles, shaving light, integrated shelving and electric shower.

Inner Hallway

Master
Bedroom &
Ensuite **4.52m x 3.55m**

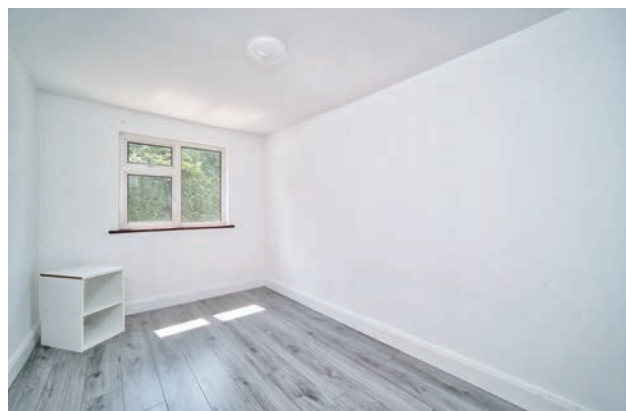
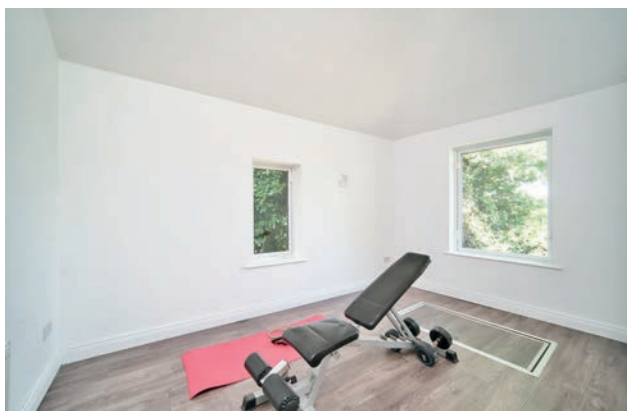
Carpet, wardrobes, en-suite with w.h.b., w.c., shower enclosure.



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|-----------|---------------|------------------------------------|
| Bedroom 2 | 3.76m x 2.33m | Laminate flooring. |
| Bedroom 3 | 71m x 2.4m | Semi solid flooring, attic access. |
| Bedroom 4 | 2.8m x 4.2m | Storage units, w.h.b. |



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Bathroom **2.27m x 2.95m** Fully tiled, step in deep fill bath, power shower, glass façade w.c., w.h.b. with vanity unit and heated towel rail.

Garden Private garden with raised patio area, mature grounds with picturesque landscaping.

Block Built Garage **7.3m x 4.14m** Concrete flooring, sub-divided into two.



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Additional Information:

Gross internal floor area approx. 173 sq.m.
Internal solid wood doors throughout
Out buildings & secondary entrance

Services:

Oil Central heating

Items Included in sale:

Fixtures, fittings and window dressings.



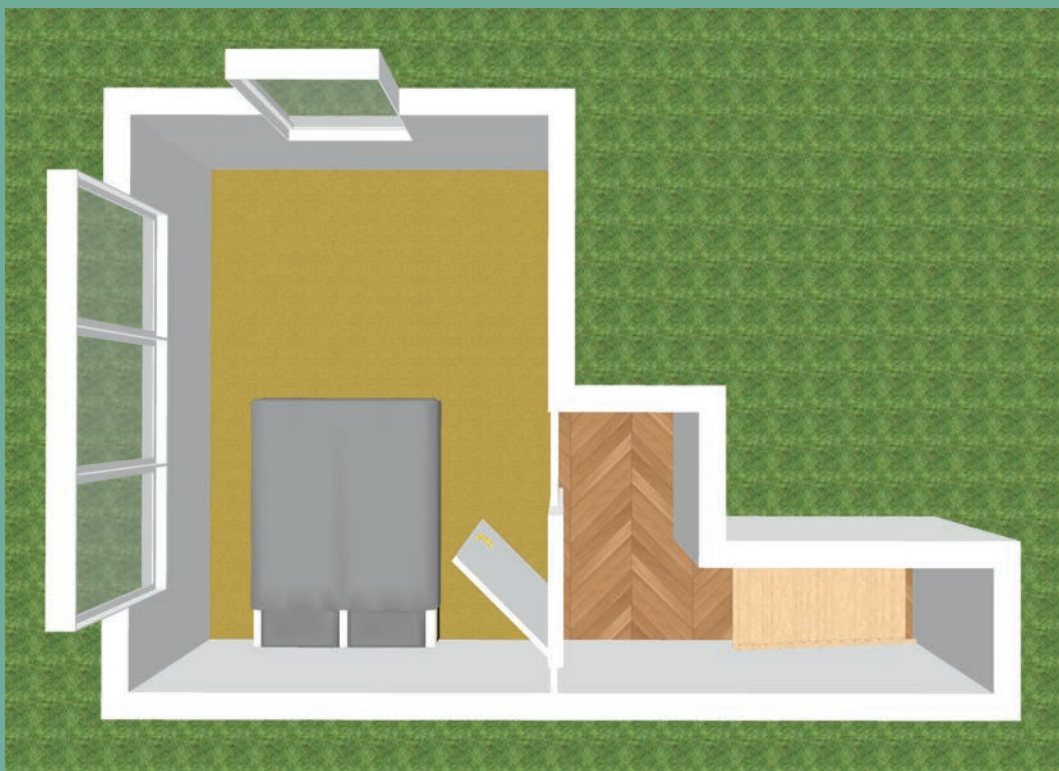
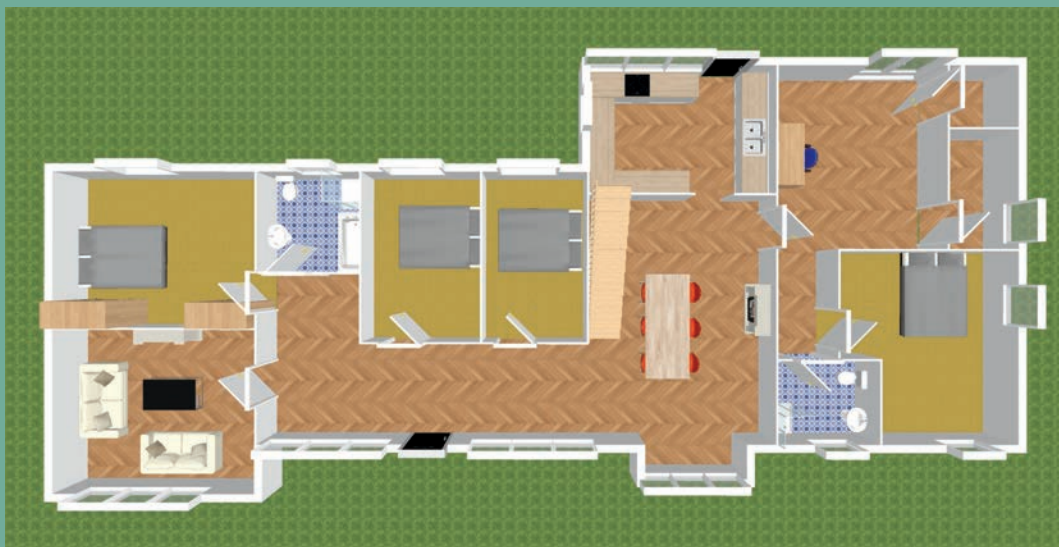
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Floor Plans

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