



Kilmullen, Portarlinton, Co. Laois

- Attractive stone clad four-bedroom residence extending 294 sq.m (3,164 sq.ft) on approx. 2.51 acres
- Approached by tarmacadam tree-lined drive with stud rail fence, this residence is home to a spacious detached garage with office, storage, Games room & w.c. extending 157 sq.m (potential for additional residence/commercial use subject to planning)
- Accommodation comprises of hallway, kitchen/dining, secondary kitchen/boot room, pantry, utility, family room, play room, sunroom, four bedrooms, full en-suite with bath, dressing room & walk-in wardrobes, two study rooms/offices, two guest w.c. and family bathroom
- Excellent connectivity situated 5 km from M7 motorway accessed via Junction 14 Monasterevin, train service direct to Dublin city centre via Portarlinton and Monastervin
- Within 5km of Portarlinton and Monasterevin, home to a host of amenities including shops, schools (both primary and secondary), public transport links (both bus and rail services), and a number of bars and restaurants along with leisure facilities. The highly regarded Heritage Golf and Spa is also nearby and Kildare village retail outlet is within a 15-minute drive

PSRA No. 003764 coonan.com

Attractive four-
bedroom residence
extending 294 sq.m
(3,164 sq.ft) on
approx. 2.51 acres

Guide Price:
€495,000

Private Treaty

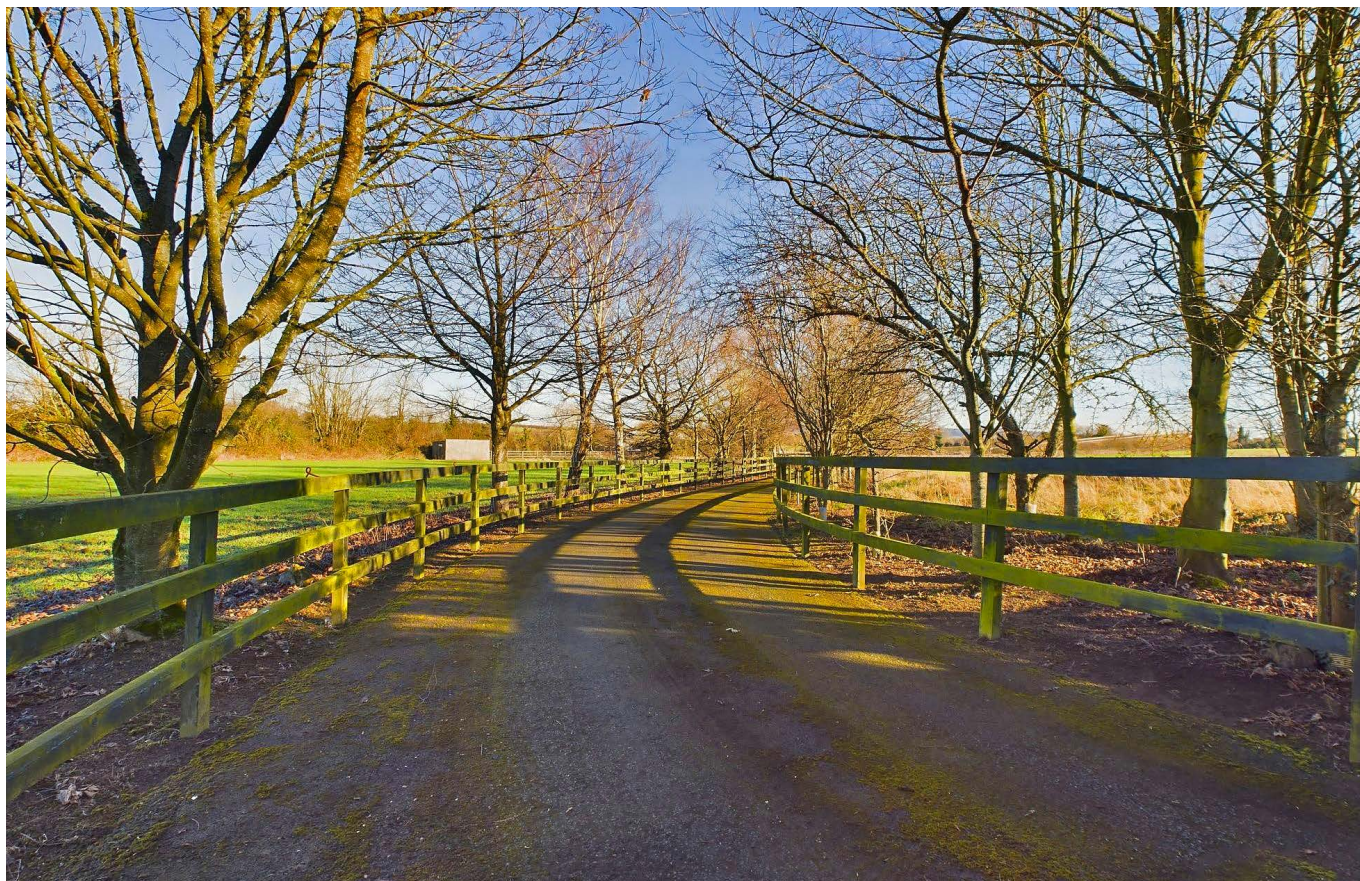
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Entrance Driveway:

Approached by a tree lined tarmacadam drive with stud-rail fencing surround, mature shrubs, wrap around drive around the property, attractive stone clad residence & two storey garage.

Entrance Hallway	1.51m x 7.00m	Entrance via feature double solid wooden front doors, fully carpeted.
Storage Closet/ Hotpress (Internal hallway)	1.30m x 0.78m	Water tank, integrated shelving unit & radiator.
Master Bedroom with Dressing Room Walk in wardrobe	2.81m x 3.90m 4.14m x 3.47m 2.28m x 1.85m	Fully carpeted bedroom, French shutters, dresser and wardrobes with TV point, double doors to dressing room & walk in wardrobe with integrated shelving.
En-suite	2.00m x 2.36m	Bath, power shower, w.c., w.h.b., fitted shelving shaving light, towel radiator.

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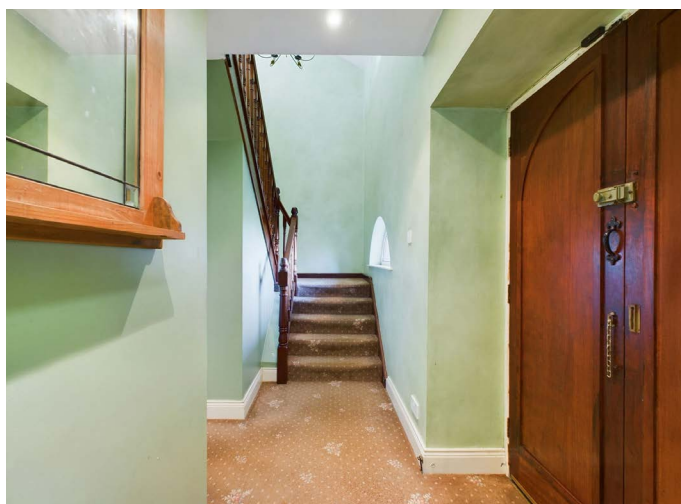


Accommodation

Downstairs

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Playroom/Office	3.28m x 2.55m	Carpeted, integrated desk and shelving units, laundry chute, service hatch to family room & double half doors leading to kitchen area.
Family Room	5.19m x 4.75m	Fully carpeted, access to hallway, double doors to kitchen, double doors to garage side entrance, natural fire with stone clad chimney breast wood surround, tongue and groove wainscoted wall panelling.
Kitchen/Dining Area	4.56m x 5.74m	Tongued & groove maple wood floor, fully fitted kitchen, island breakfast bar with storage cabinets and additional sockets, double oven, extractor fan, splashback tiles, stainless steel sink, good worktop space, upstands, fitted window seating area, decorative ceiling beams & stairs leading to pantry area & utility room.
Pantry	2.11m x 2.18m	
Utility Room	2.92m x 2.91m	Additional cabinets, worktop, stainless-steel sink, plumbed for washing machine.
Guest W.C	0.99m x 1.73	W.C., w.h.b.
Secondary Kitchen	5.56m x 3.00m	Oak kitchen cabinets, stainless steel sink, recessed space for a chest freezer.
Sunroom	5.53m x 6.63m	Hard wood maple floor, vaulted ceiling with feature ceiling beams, double French doors to rear landscaped garden.



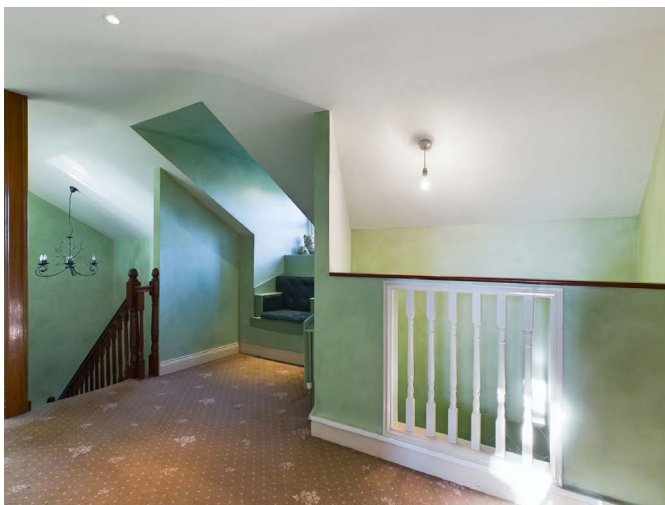
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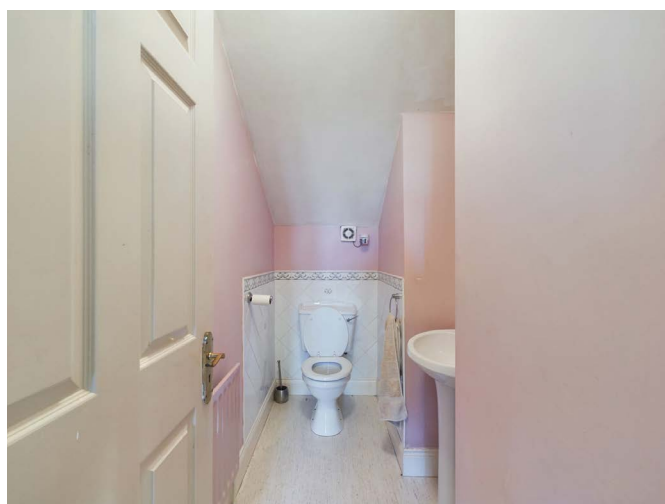


Accommodation

Upstairs

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Stairs & Landing	3.71m x 4.47m	Fully carpeted including hardwood staircase with semi moon-shaped feature window, integrated seating area, hot-press. (1.00m x 2.50m).
Study/ Home Office	3.91m x 3.89m	Fully carpeted, fitted wardrobes, fitted cabinets, wash-hand basin.
Bedroom 2	4.18 x 3.93m	Fully carpeted, fitted wardrobes, Velux windows, timber cladding including ceiling.
Bedroom 3	4.19m x 3.79m	Fully carpeted, fitted wardrobes, step up to feature annex window overlooking the land.
W.C	1.32m x 2.59m	Tiled, w.c., w.h.b., extractor fan.
Family Bathroom	2.32m x 4.21m	Bath with power shower, w.c., w.h.b., splashback tile, shaving light, towel rail.
Bedroom 4	3.68m x 3.94m	Fully carpeted, fitted wardrobes.
Study/ Home Office	4.16m x 3.91m	Fully carpeted, fitted cabinets and drawers.



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Garden:

South facing garden lawned with enclosed by stone clad wall, an additional pergola seating area with cobble lock finish & orchard.

Additional Information:

- Built in 1995
- Extension added in 2003
- Garage built in 2003 (retention 2021)
- 2.51 acres
- Two oil burners that provides heating oil for garage & main residence, separate road diesel tank

Items Included in sale:

Fixtures, fitting and window dressings

Services:

- Pressurised water system
- Private well
- Septic Tank
- OFCH

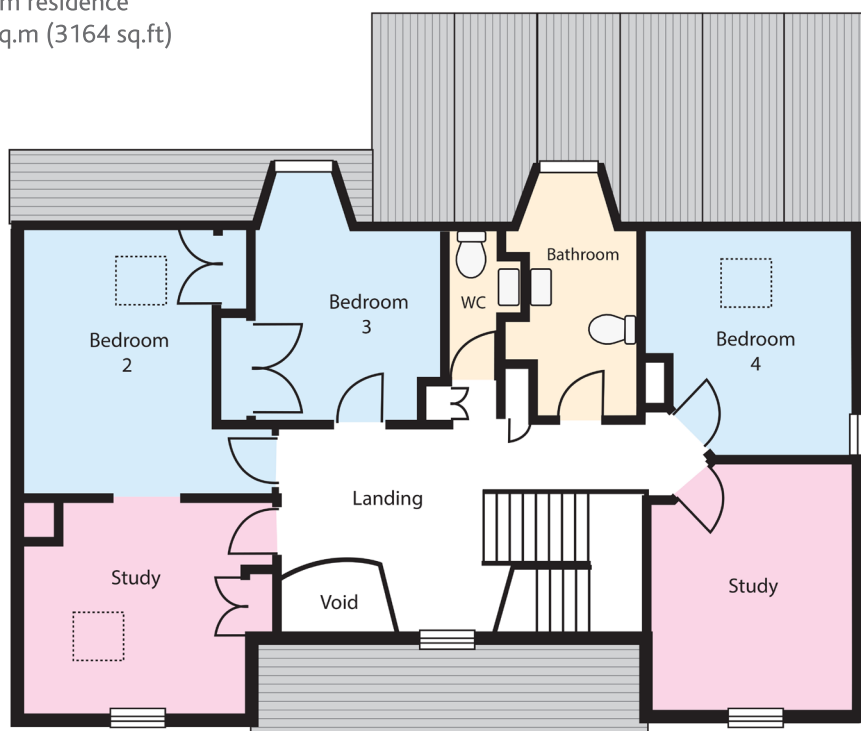
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Floor Plans

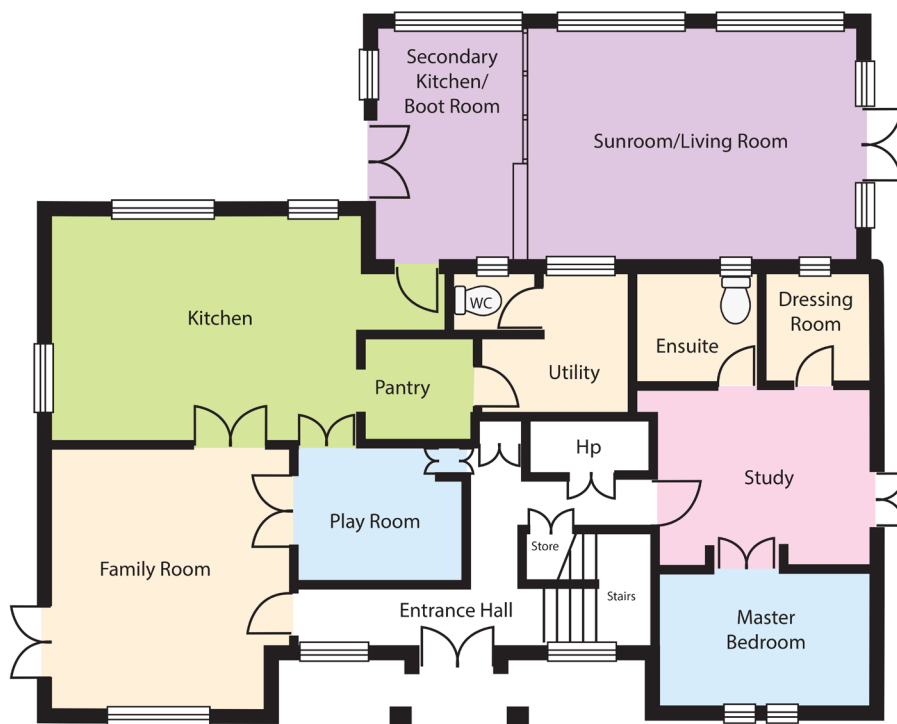
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FLOOR PLANS

Attractive stone clad
four-bedroom residence
extending 294 sq.m (3164 sq.ft)



First Floor



Ground Floor

Accommodation

Two Storey Garage with Games Room,
Storage, W.C. and Home Office

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Garage	7.39m x 7.00m	Block built, rendered, two roller doors, two oil burners, concrete floor, door access.
Games Room	4.20m x 7.40m	Fully carpeted.
Upstairs Office Room 1	4.23m x 6.25m	Fully carpeted.
Guest W.C.	2.44m x 1.83m	Lino flooring, shower enclosure, power shower, w.c., w.h.b.
Upstairs Storage Room	5.26m x 5.34m	Fully carpeted.



Accommodation

Two Storey Garage with Games Room,
Storage, W.C. and Home Office

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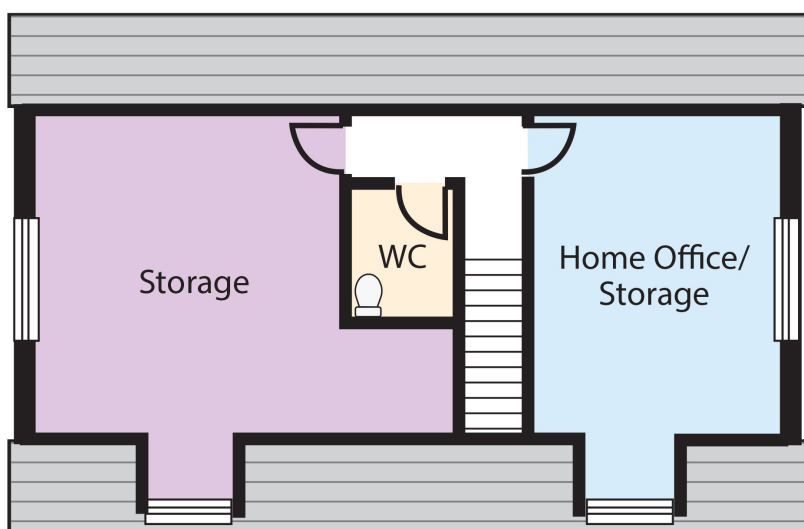
Floor Plans

Two Storey Garage with Games Room,
Storage, W.C. and Home Office

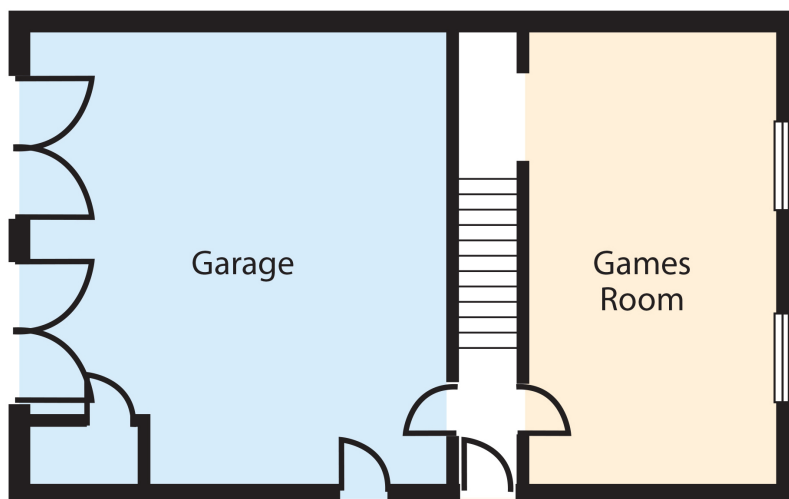
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FLOOR PLANS

Two Storey Garage with
Games Room, Storage, W.C. and Home Office
extending 157 sq.m (1690 sq.ft)



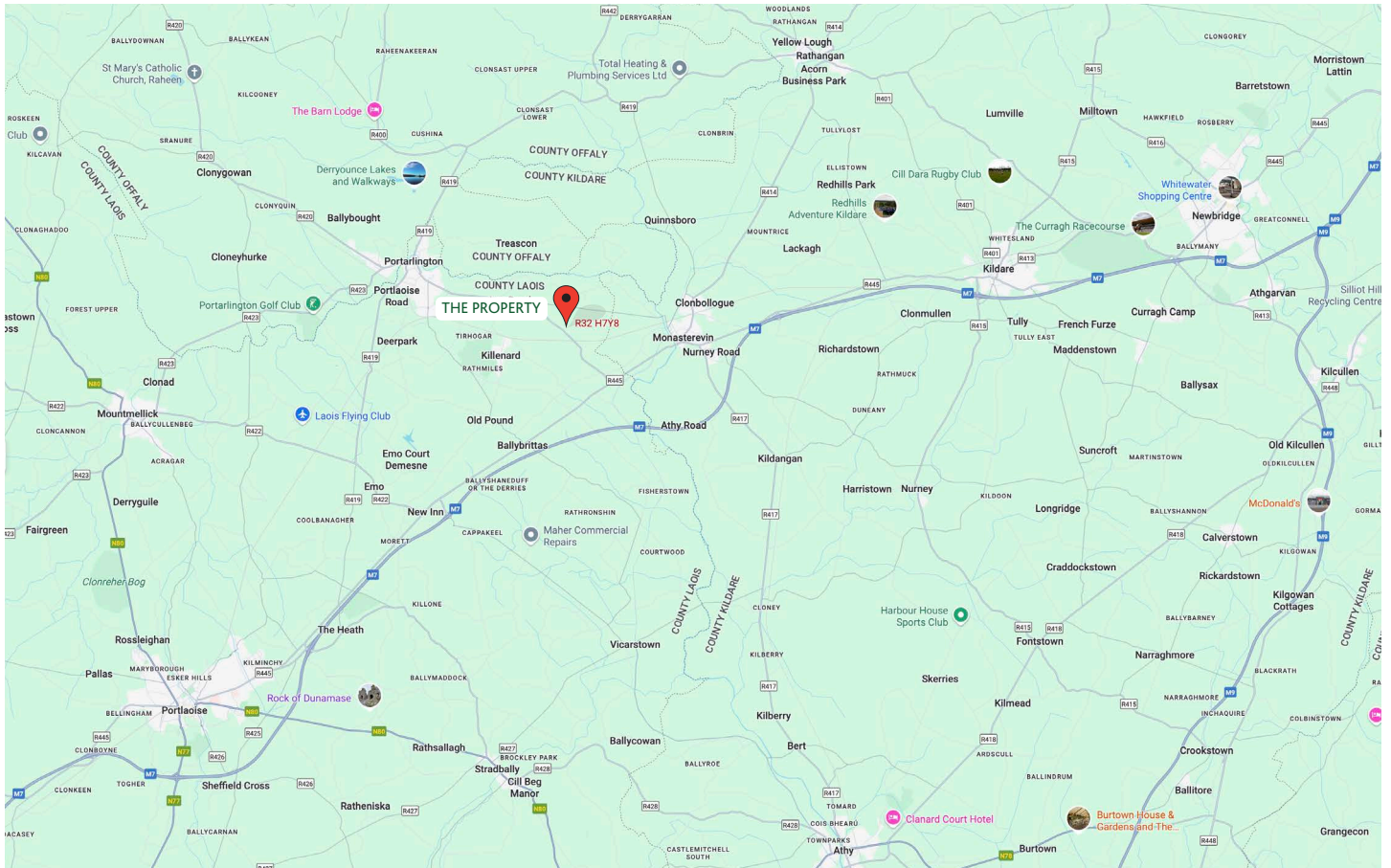
First Floor



Ground Floor

Directions

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Directions

Eircode: R32 H7Y8



Viewing

By appointment only

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