

Residential

Coonan
PROPERTY



Cluain Lara, Old Railpark, Maynooth, Co. Kildare on approx. 2.5 acres (1 ha)

- An outstanding period style property approached via a tree lined avenue on approx. 2.5 acres (1 ha)
- Extending to approx. 2,757 sq.ft. (256 sq.m.), accommodation comprises entrance hall, guest w.c., sitting room, dining room, study, kitchen, utility, office, back lobby, 5 large double bedrooms and 2 bathrooms upstairs with high ceilings and ample period style features throughout
- Delightful private setting and well set back off the road, a perfect hideaway from city life, and yet remarkably close to all the amenities of Dublin
- Wonderful gardens with an abundance of mature plants and trees, the property also benefits from numerous outbuildings/offices and a tennis court

**5 large double
bedrooms
approx. 2,757 sq.ft.
(256 sq.m.)
on approx.
2.5 acres (1 ha)**

**Guide Price:
Price on
Application**

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	8.23m x 1.82m	Carpet flooring, feature light over the imposing front door, 3m ceiling height and coving.
Guest W.C.	1.59m x 1.90m	Carpet flooring, w.c., w.h.b. and alarm panel.
Sitting Room	8.24m x 4.47m	Carpet flooring, dual aspect timber frame sash windows, feature fireplace with marble surround and slate hearth, curtains, t.v. point and light fitting.



Accommodation



Kitchen:	3.73m x 4.91m	Tiled flooring, painted wall and floor units, veneer style counter top, plumbed for dishwasher, electric hob and dual oven, double stainless-steel sink, integrated dining area, blinds and light fitting.
Dining Room:	3.73m x 4.23m	Carpet flooring, timber frame sash windows, light fitting and double French doors to patio.
Study:	4.34m x 3.63m	Carpet flooring, timber frame sash windows, feature fireplace with marble surround and slate hearth with brass insert and light fitting.
Utility:	3.78m x 1.75m	Lino flooring, plumbed for washing machine and dryer, sink, tiled splash back, veneer counter top and light fitting.
Lobby:	2.76m x 2.32m	Tiled flooring, light fitting and rear door leading to garden.
Office:	3.74m x 5.58m	Carpet flooring, dual aspect timber frame sash windows, network point and phone point.



Accommodation



1st FLOOR:

Landing	3.42m x 5.25m	Carpet flooring, hot press and attic access.
Master Bedroom	4.10m x 4.59m	Carpet flooring, walk in wardrobe, dual aspect timber sash windows, t.v. point and curtains.
Shared Ensuite:	3.00m x 1.82m	Carpet flooring, w.c., w.h.b., bath, tiled splashbacks and timber sash windows.
Bathroom:	2.80m x 1.70m	Tiled flooring, jacuzzi bath with shower head, tiled splashback, electric heater, fitted mirror and vertical toiletries cabinet. windows, t.v. point and curtains.



Accommodation



Bedroom 2	4.35m x 3.77m	Carpet flooring, built in wardrobes, curtains, light fitting and dual aspect timber sash windows.
Bedroom 3	4.61m x 4.05m	Carpet flooring, built in wardrobes, curtains, light fitting and timber sash windows to gable.
Bedroom 4:	5.35m x 3.73m	Carpet flooring, built in wardrobes, curtains, light fitting and dual aspect timber sash windows.
Bedroom 5::	4.05m x 3.72m	Carpet flooring, built in wardrobes, curtains, t.v. point and dual aspect timber sash windows overlooking tennis court.





Outside:

Workmen's Bathroom: 1.58m x 1.90m

Lino flooring, w.c., w.h.b. and light fitting.

Garage: 4.43m x 4.02m

Concrete flooring, power and Henderson up & over door. windows, t.v. point and curtains.

Office 2: 3.95m x 4.02m

Lino flooring, counter top, floor & wall mounted units and Belfast sink.

Garden shed: 3.44m x 1.78m

Concrete floors and power. windows, t.v. point and curtains.

Services:

Oil fired central heating
Mains water
Septic tank

Additional Information:

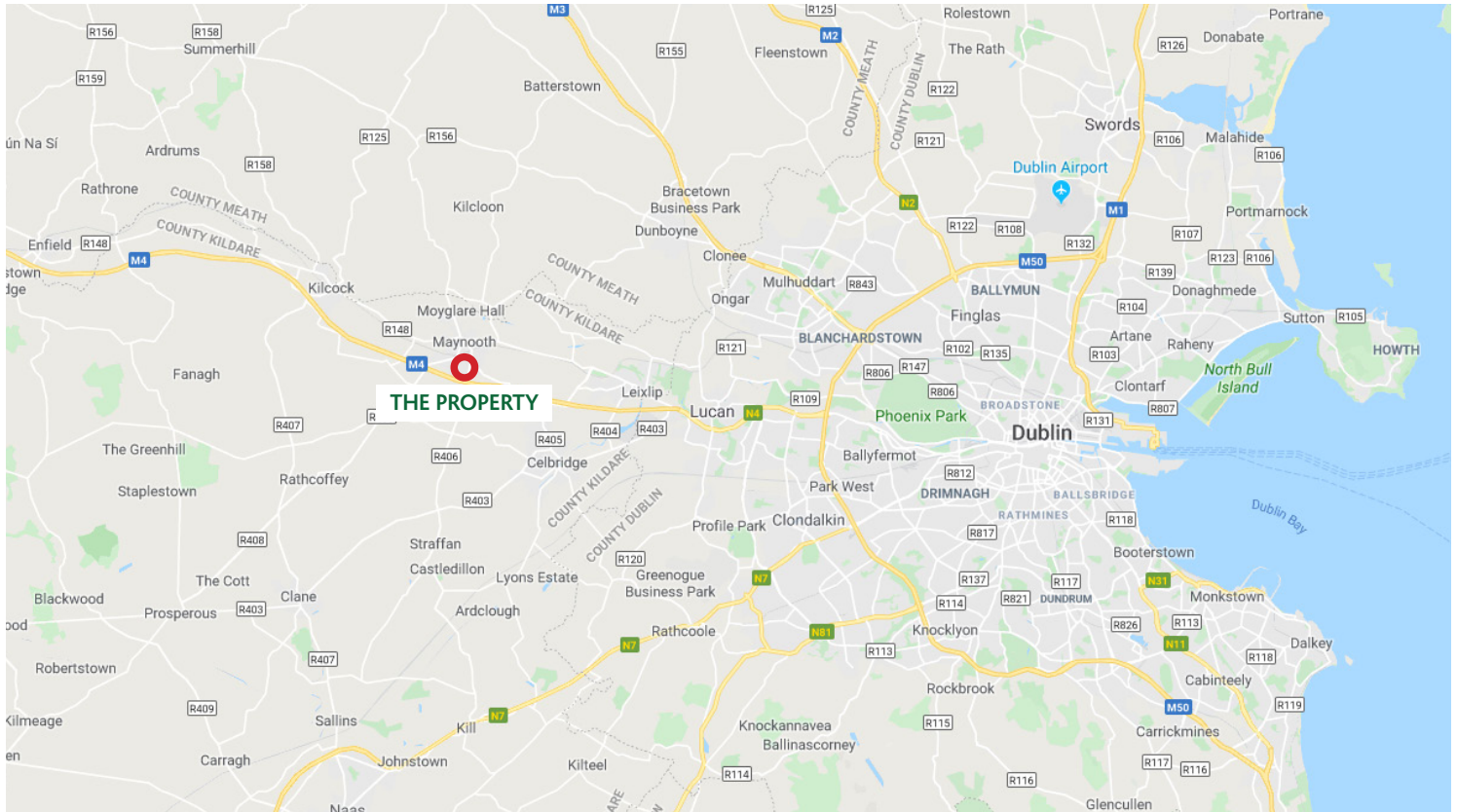
Extends to approx. 2,757 sq.ft. (256 sq.m.)
West aspect of rear garden
Single glazed sash windows
Hardwood fascia and soffit
Outside tap
Outside electricity supply
Full size tennis court
Site extends to approx. 2.5 acres (1 ha)
Front paddock & back field

Items Included in sale:

Fixtures and fittings.

Directions

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Directions: Eircode W23E7Y7

From Maynooth head east on the R148 towards Carton Demesne and Leixlip. Just before the entrance to the Carton Estate turn right and go over the stone bridge. Continue for approx. 1km and the property is on the right-hand side with a wooden plaque reading Cluain Lara.

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VIEWING

By prior appointment at any reasonable hour.

BER **BER** **D1**

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