



32 Brooklands, Dublin Road, Clane, Co. Kildare

- Spacious four-bedroom detached residence extending to 176 sq m/1894 sq ft, set on a substantial private site with generous outdoor space and mature surroundings
- Accommodation comprises of hallway, guest w.c., living room, dining room, kitchen, utility room, lounge/office, generous four double bedrooms, two en-suite, family bathroom and attic suitable for conversion (spp)
- Exceptional private garden featuring a rich variety of mature shrubs, ornamental planting, and established trees, complemented by a generous lawn and patio area ideal for family living and outdoor enjoyment
- Approached via a cobble lock driveway offering ample parking for multiple vehicles
- Brooklands enjoys a highly convenient, family-friendly location on the edge of Clane village, within easy walking distance of a range of excellent amenities, including well-regarded schools, supermarkets, cafés, boutiques, restaurants, sports clubs, and leisure facilities
- Brooklands benefits from excellent connectivity, with easy access to the M4 and M7 motorways, providing convenient routes to Dublin and surrounding counties
- Clane is also well served by regular bus services 120 A ,120 B ,120X, one going directly to UCD Campus, while nearby towns such as Maynooth and Sallins offer rail links to the capital, making the area ideal for commuters.

PSRA No. 003764 coonan.com

Spacious four-bedroom
detached residence
extending to
176 sq m/1894 sq ft

Guide Price:
€645,000

Private Treaty

Accommodation

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Entrance Driveway:

Entrance Hallway	5.74m x 1.52m	Solid oak flooring, coving,
Guest W.C.	1.86mx 1.85m	Tiled flooring, w.c., w.h.b. with backsplash tiles and recessed lights. .
Living Room	3.41m x 5.17m	Solid oak flooring, coving, feature fireplace with cast iron surround and granite hearth, bay window overlooking cobble lock drive, TV point, light fitting and blinds.
Dining	3.77m x 4m	Solid oak flooring, French doors leading onto paved area, coving, double doors leading into living room.
Kitchen	3.55m x 4.54m	Tiled flooring, fitted wall and floor units, down lights, blinds, splashback tiles, range master oven, extractor fan, Belling fridge freezer, dishwasher, blinds and light fittings.
Utility Room	2.66m x 1.73m	Tiled flooring, door leading onto side entrance, plumbed for washing machine and dryer.

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Lounge Room / Office	2.62m x 4.81m	Solid oak floor, coving, curtains, blinds and light fitting.
Landing	2.99m x 4.9m	Carpet, hardwood staircase, light fitting, attic access and hot-press.
Master Bedroom	4.14m x 3.68m	Carpet flooring, fitted wardrobes, blinds and light fitting.
Ensuite	1.56m x 1.44m	Tiled flooring, semi tiled walls, w.c., w.h.b.,
Bedroom 2	2.31m x 3.58m	Carpet, blinds, curtain rails and light fitting.
Bedroom 3	3.49m x 3.97m	Carpet, fitted wardrobes, blinds, light fitting and curtains.
Bedroom 4	4.82m x 2.75m	Carpet, fitted wardrobes, curtains, blinds and light fitting.
Ensuite	1.18m x 3.66m	Enclosed shower unit, tiled flooring, semi tiled walls, shaving light, w.c., w.h.b., light fitting and blinds.
Family bathroom	2.21m x 1.8m	Fully tiled, Jacuzzi bath, w.c., w.h.b., towel rail, shaving light



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**Garden:**

A generous and exceptionally private east-facing garden, beautifully enclosed by panelled fencing with concrete posts and a rear boundary wall, creating a peaceful and secluded outdoor retreat. The garden features a sunny patio area, a generous lawn area, well-maintained flower beds with decorative bark, mature trees and shrubs, a sleek stainless steel shed, and attractive loose stone chippings offering excellent outdoor living.



Garden

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Additional Information:

- Built in 2005
- Pedestrian access both sides
- Agricultural land backing onto residence
- Attic is suitable for conversion

Items Included in sale:

Fixtures, fittings, Range master oven, extractor fan, Belling fridge freezer, dishwasher, light fittings, selection of curtains and blinds.

Services:

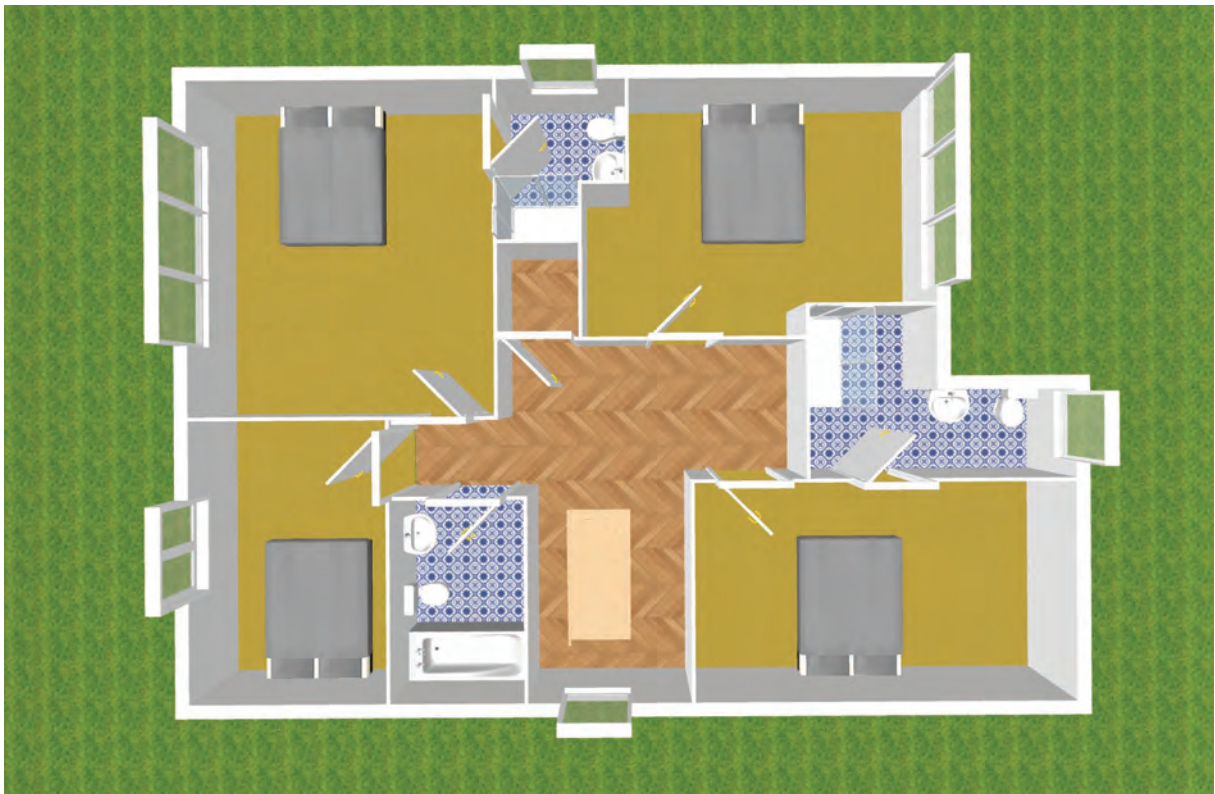
- Mains water
- Gas fire central heating

Floor Plans

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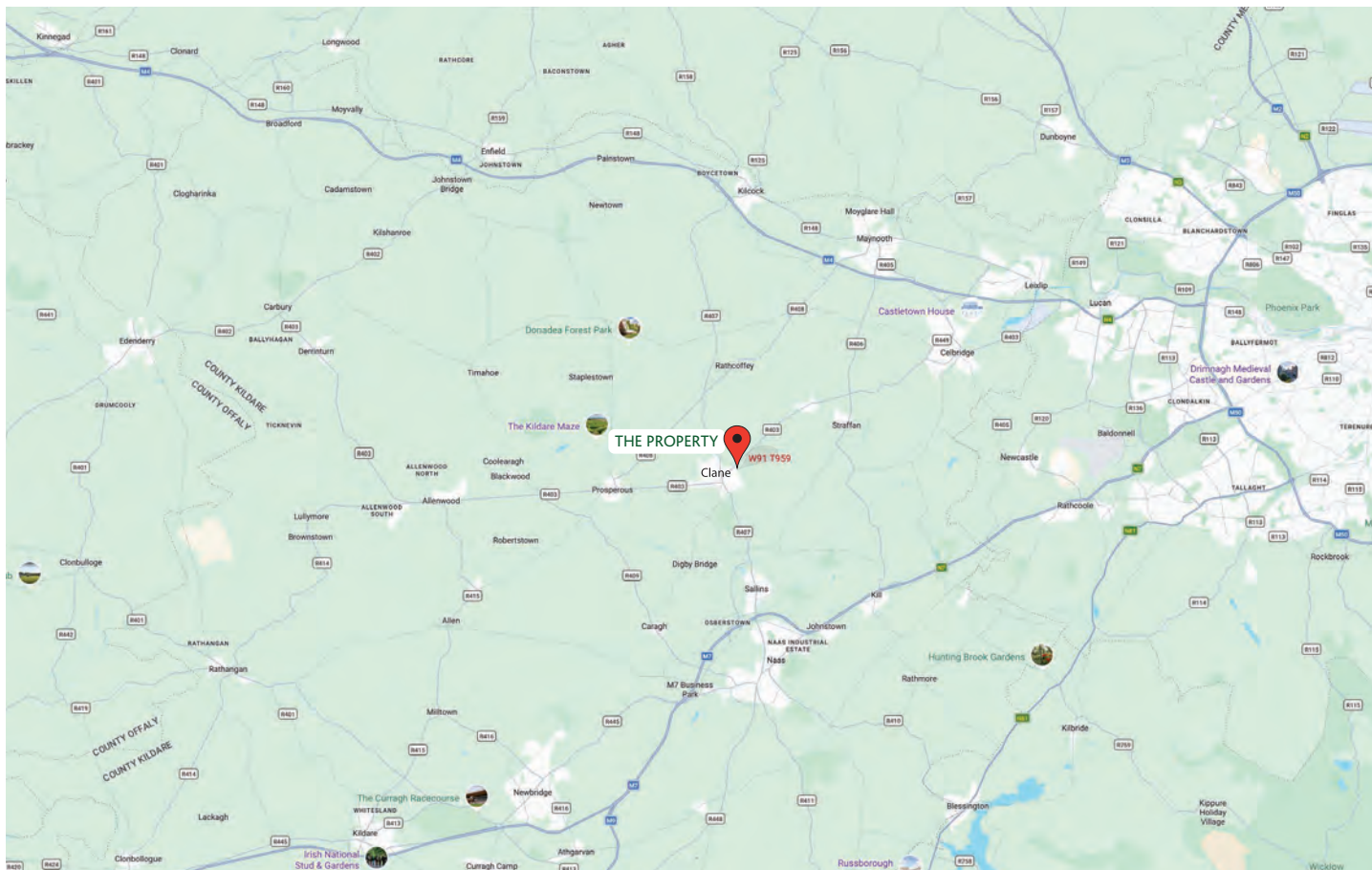
Ground Floor



First Floor

Directions

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Directions

Eircode: W91 T959

BER

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Viewing

By appointment only

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