



## Blackhill, Kill, Co. Kildare on approx. 11.85 acres

- Impressive 'B' rated 4 bedroom detached bungalow extending to approximately 299 sq.m (3,218 sq.ft), set on a 11.85 acre holding, complemented by a substantial four bay agricultural shed with lean-to and detached garage
- Prime agricultural land situated just off Junction 6 (Castlewarden), offering immediate access to Dublin and the M50. The property benefits from excellent accessibility via double-gated farm entrance from an existing lay-by, with a separate entrance serving the residence and an additional independent entrance providing access to the lands and agricultural shed.
- Accommodation comprises of hallway, reception, study, living room, kitchen/dining area utility, storage, family room, 4 bedrooms, 2 ensembles and family bathroom
- Located just off the N7 motorway corridor, near the Dublin/Kildare border, just on the outskirts of Kill village

PSRA No. 003764 coonan.com

Impressive 'B' rated  
4 bedroom detached  
bungalow extending  
to approx 299 sq.m  
(3,218 sq.ft)

Guide Price:  
**€850,000**

For Sale by Public Auction  
on Thursday 15th October  
at 3pm in Lawlors Hotel,  
Naas, Co. Kildare

# Accommodation

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## Entrance Driveway:

The property is approached via a gravel driveway providing ample parking, with natural landscaped banks surrounding the residence. The grounds extend to approximately 11.85 prime agricultural land.

|                  |               |                                                                                                                                                                                                                                                                                                 |
|------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway | 3.60m x 1.63m | Hardwood oak flooring with access to the spacious reception area.                                                                                                                                                                                                                               |
| Reception Area   | 4.44m x 6.95m | A generous and welcoming reception area featuring hardwood oak flooring providing access to the principal living accommodation and bedrooms.                                                                                                                                                    |
| Home office      | 2.92m x 2.57m | Bright home office overlooking the grounds, featuring hardwood oak flooring.                                                                                                                                                                                                                    |
| Living Room      | 5.40m x 4.79m | A spacious and inviting living room featuring hardwood oak flooring, blinds, curtains and recessed downlighting. A feature cast-iron fireplace with black surround and decorative tiled detailing creates an attractive focal point. Pine double doors lead through to the kitchen/dining room. |

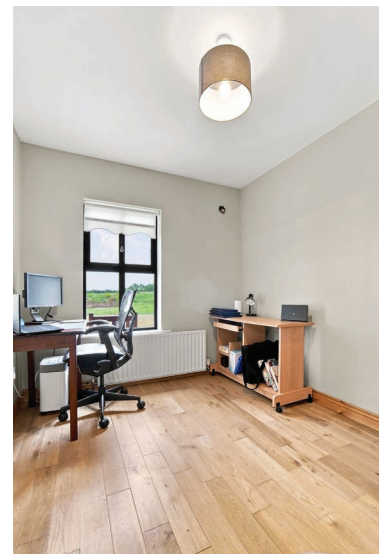
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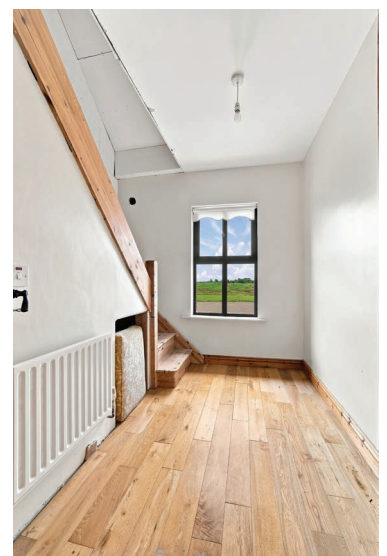
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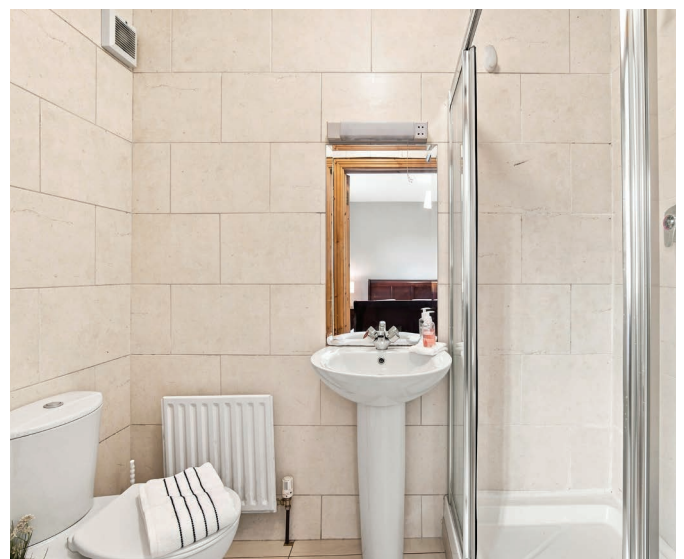
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|                            |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchen/Dining Room</b> | <b>4.69m x 8.12m</b> | A superbly proportioned kitchen and dining area featuring porcelain tiled flooring and an extensive range of oak kitchen cabinetry incorporating drawers and additional storage units. The large central island provides generous preparation space, integrated electrical sockets and plumbing for a dishwasher. Further features include granite worktops, a deep one-and-a-half-bowl stainless steel sink, extractor fan, gas hob, oven and grill, together with pull-out pantry drawers. Recessed downlighting and additional lighting enhance the space, while the generous dining area provides excellent family and entertaining space. Double doors open directly onto the rear decking area. |
| <b>Utility Room</b>        | <b>2.46m x 3.46m</b> | Fully fitted with bespoke cabinetry, stainless steel sink and plumbing for washing machine. Additional features include clothes hooks and direct access to the rear patio area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Family Room</b>         | <b>5.22m x 4.96m</b> | Generous family room featuring hardwood oak flooring, feature stove set within a granite fireplace surround. Solid pine doors add to the warm character of the room.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Storage Room</b>        | <b>2.73m x 2.47m</b> | Generous storage room off the reception area, with additional storage potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Master Bedroom</b>      | <b>7.15m x 4.59m</b> | Exceptionally spacious double bedroom featuring fitted wardrobes and carpet flooring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Ensuite</b>             | <b>2.65m x 1.97m</b> | Fully tiled ensuite incorporating w.h.b. with fitted cabinetry, integrated mirror and shaving light, power shower and extractor fan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Bedroom 2</b>           | <b>4.26m x 3.45m</b> | Double bedroom featuring fitted wardrobes, carpet flooring, curtains and curtain rails.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Bedroom 3</b>           | <b>5.00m x 3.21m</b> | Well-proportioned bedroom featuring fitted wardrobes, carpet flooring and roller blinds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Ensuite</b>             |                      | Fully tiled ensuite incorporating w.c., w.h.b., fitted mirror with shaving light and corner shower unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

# Accommodation

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|                   |               |                                                                                                                                                                                                   |
|-------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bedroom 4         | 4.28m x 3.58m | Spacious bedroom featuring fitted wardrobes, carpet flooring and additional drawer storage.                                                                                                       |
| Family Bathroom   | 3.69m x 2.40m | Generously appointed family bathroom featuring double shower, w.c. and wash hand basin with integrated mirror and shaving light. Tiled flooring and tiled walls with decorative mosaic detailing. |
| Hot Press/Storage | 1.30m x 1.70m | Useful hot press and storage area with additional shelving..                                                                                                                                      |

## Attic Storage extending 206sq.m/2217sq.ft

Partially floored and insulated attic storage, offering excellent additional storage space and potential for conversion, subject to the necessary planning permission and building regulations.



## Garage 4.55m x 5m

Roller door, stainless steel, roof insulated with concrete foundations



## Garden

To the rear, the kitchen opens onto a raised decking area, while the utility room provides access to a separate, attractive patio area. The gardens are enclosed by mature laurel hedging and post-and-rail fencing. Additional external features include granite window sills and granite quoins, a steel shed and concrete hardstanding area. The grounds also feature a mature apple tree, adding further character to the property.

### Additional Information:

- Built in 2004
- Approx. 11.86 prime agricultural land
- Double gated access via N7 off existing lay by
- Substantial agricultural shed with lean-to
- Four bedrooms, including 2 ensembles
- Partially floored and insulated attic with potential for conversion, subject to planning
- Hardwood oak flooring throughout key reception areas
- Granite sills and granite quoins

### Items Included in sale:

Fixtures, fittings, window fittings and integrated appliances.

### Services:

- Mains water
- All lands serviced by mains water
- House heated by a wood pellet boiler
- Septic tank

# Garden

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# Land

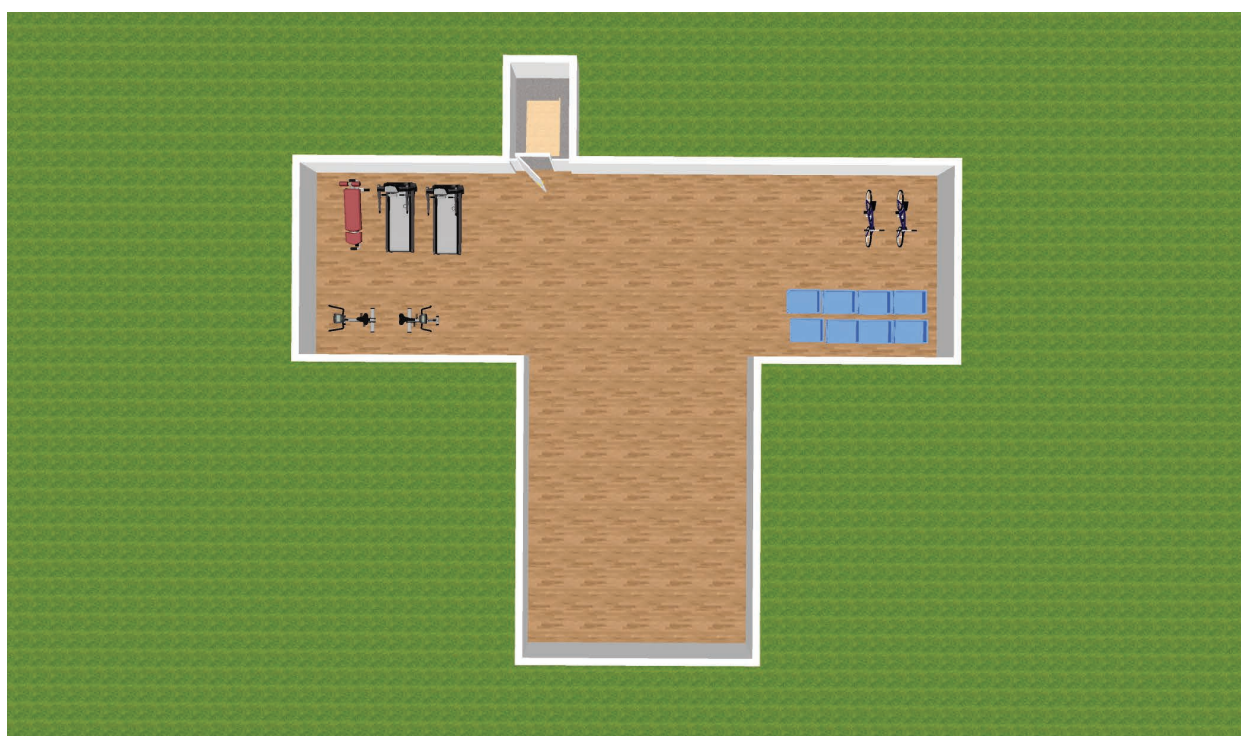
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# Floor Plans



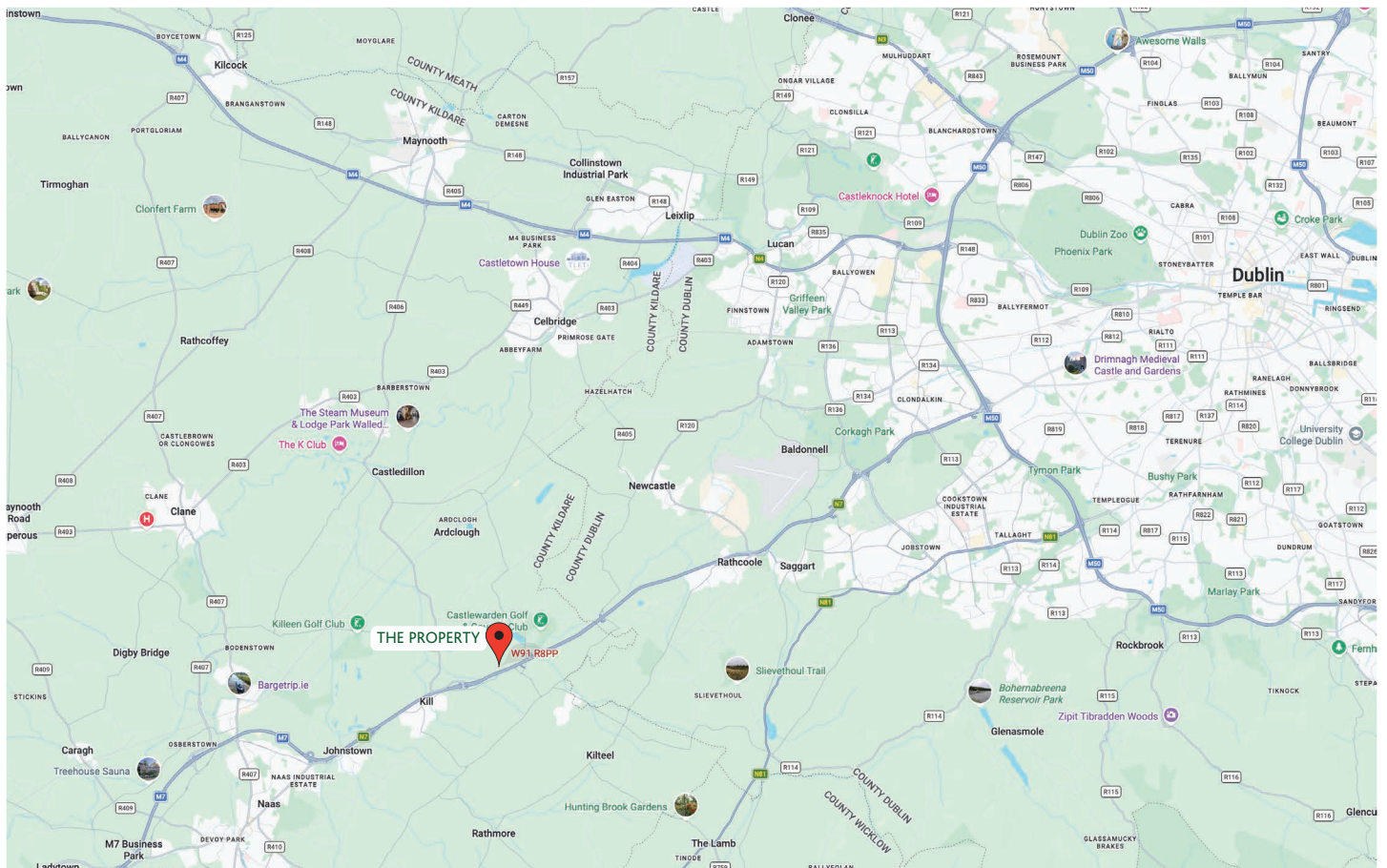
## Ground Floor



Attic Storage extending 206sq.m/2217sq.ft

# Directions

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## Directions

Eircode: W91 R8PP



## Viewing

By appointment only



PSRA No.: 003764.

## Contact information:

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