

Residential

Coonan
PROPERTY



Ansar Lodge, Ballinderry, Broadford, Co. Kildare

- Coonan Property present this spacious five-bedroom detached bungalow extending to approx. 270 sq.m. on a mature site of approx. 0.75 acres
- Bright and well-maintained family home presented in excellent condition throughout
- Generous accommodation comprises entrance hall, living room, sunroom, kitchen/dining area, utility room, guest WC, second lounge, five bedrooms (two en-suite) and family bathroom
- Landscaped gardens with extensive parking, detached garage, greenhouse and additional gated access to the rear yard
- Spacious outdoor setting with well-maintained lawns, mature trees and hedging and a private decking area ideal for outdoor entertaining
- Peaceful countryside location just minutes from Broadford village, with Edenderry and a range of everyday amenities within easy reach
- Excellent commuter location with convenient access to the M4, M6 and M50, placing Dublin within comfortable commuting distance

5 bedroom detached house extending to approx. 270 sq.m (2,906 sq.ft)

Guide Price:

€525,000

Private Treaty

Accommodation

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Entrance Hallway

Solid wood flooring, decorative coving and alarm panel.

Living Room 5.0m x 4.0m

Solid wood flooring, bay window, feature fireplace with integrated solid-fuel stove, decorative coving, light fitting and TV point.

Kitchen/ Dining 6.0m x 4.0m

Tiled flooring, wall and floor units, splashback tiles, Range Master double oven, extractor fan, dishwasher, fridge freezer, recessed lights, water filter system, coving and ample dining area.



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Sunroom

3.8m x 3.9m

Tiled flooring, pine cladding ceiling, TV point and double French doors leading onto decking area.

Second
Lounge/
Playroom

4.9m x 5.4m

Laminate flooring and recessed lights.

Utility &
Guest WC

3.5m x 2.5m

Fully tiled, plumbed for washing machine, integrated cupboards, door leading into W.C. with w.h.b. and vanity unit.



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Ground Floor

Master Bedroom

4.5m x 4m

Semi solid wood flooring, fitted wardrobes and light fitting.

En-suite

Fully tiled, shower cubicle with Mira electric shower, w.c., w.h.b., fitted mirror and light fitting.

Bedroom 2

3.9m x 3.2m

Semi solid flooring, light fitting, window overlooking the front garden.



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Bedroom 3	3m x 2.7m	Laminate wood flooring, fitted wardrobes and light fitting.
Downstairs Bathroom	2.9m x 2.2m	Fully tiled, w.c., w.h.b., fitted mirror, deep fill bath, fitted mirror with shaving light.
Landing	6.8m x 1.9m	Laminate flooring, solid wood staircase, recessed lights and Velux window.



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Bedroom 4 **6.3m x 5.5m** Laminate flooring, fitted wardrobes and Velux window.

En-suite Tiled flooring, shower cubicle with Mira electric shower, w.c., w.h.b., integrated mirror and vanity unit.

Bedroom 5 **3.5m x 5.5m** Laminate flooring, fitted wardrobes, Velux window and fitted shelving.



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Bathroom **2.4m x 3.5m** Fully tiled, deep bath, shower cubicle with Mira electric shower, w.c., w.h.b., integrated mirror and Velux window.

Home Office **3.2m x 3.5m** Laminate flooring, Velux window and additional sockets.

Garden Mature landscaped gardens, large raised decking area, lawn area, green house, gooseberry and raspberry bushes.

**Block built
Garage** **40ft x 20ft** Separate service entrance to yard & detached garage
Electric roller doors.



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Additional Information:

Gross internal floor area approx. 270 sq.m
(2,906 sq ft)
Service entrance to rear garage & yard

Items Included in sale:

Range Master double oven, extractor fan,
dishwasher, fridge freezer and window
dressings.

Entrance Driveway:

Approached by cast iron gates, tarmacadam
driveway, large lawn area, mature shrubs
and trees.

Services:

Oil-fired central heating
Well water
Septic tank
Fibre Broadband available



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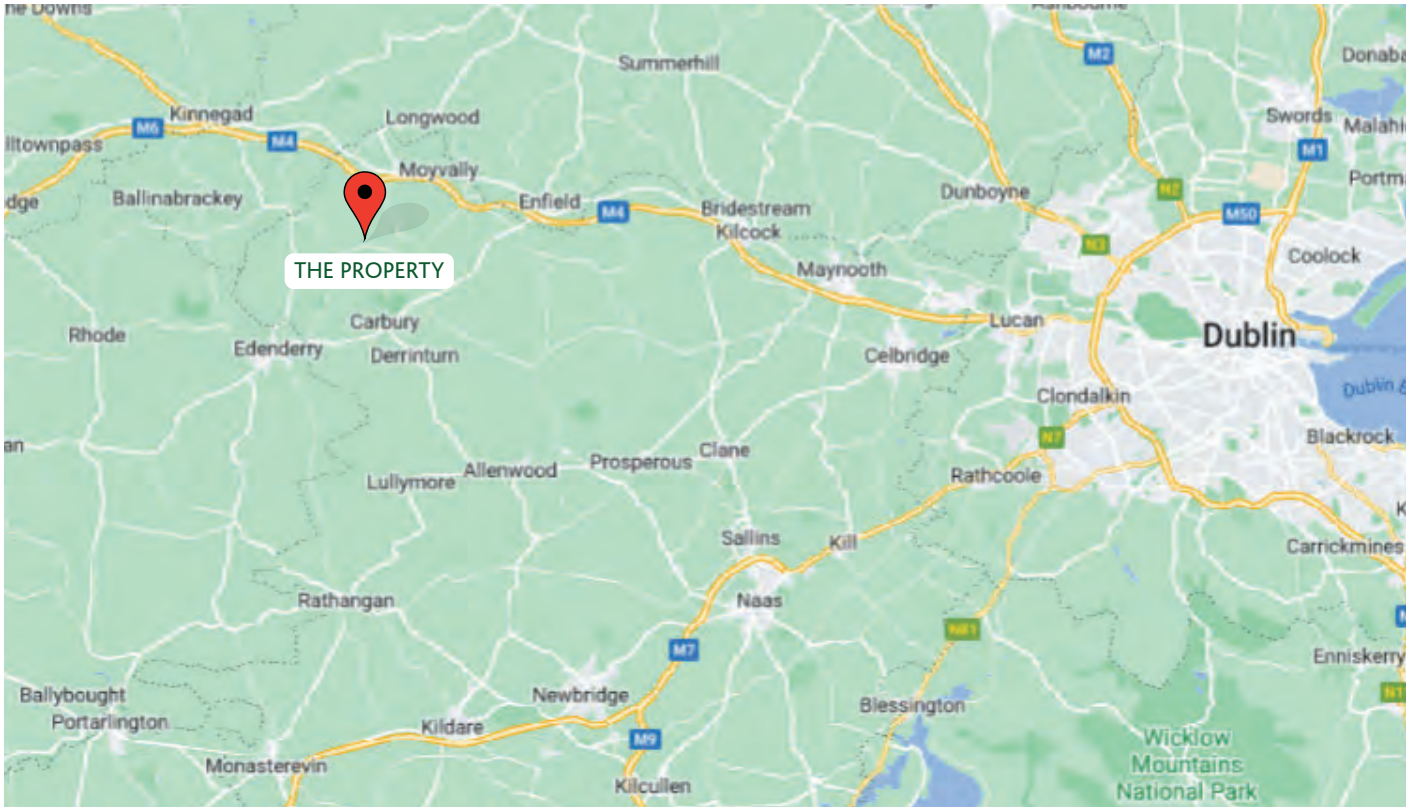
Floor Plans

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Directions

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Directions

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BER

BER C

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Jill Wright

01 6286128

jillw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com