



Coonan
PROPERTY

**1 LOUGHMORE SQUARE,
KILLEEN CASTLE**

Dunsany, Co. Meath

1 Loughmore Square, Killeen Castle, Dunsany, Co. Meath

Quiet end of terrace family home which facilitates buggy storage
and extends to approx. 149sq.m (1600 sq.ft)



3 Bedrooms



2 Reception Room



4 Bathrooms

For Sale by Private Treaty

Guide Price:

€795,000

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The Property

- Immaculate turn key three bedroom quiet end of terrace family home which facilitates buggy storage and side garage and extends to approx. 149sq.m (1600 sq.ft)
- Accommodation comprises entrance hall, guest w.c., kitchen/dining room, drawing room, family/dining area, three double bedrooms, each with en-suite bathrooms and excellent storage provided throughout the property
- Finished to an excellent standard with hand-crafted bespoke kitchen with Corian quartz worktops & upstands, hardwood flooring, vaulted ceiling, balcony, high quality bathroom finishes and limestone patio areas are a few of the many attributes that make this an exceptional home
- Exclusive gated community within the spectacular grounds of the 600 acre Killeen Castle Demesne, which offers security and an outdoor lifestyle with numerous of wooded walks and a championship standard golf course designed by Jack Nicklaus and much more
- Nearby Dunshaughlin offers every conceivable amenity such as shops, schools, restaurants, pubs and sports clubs
- Excellent commuter access via the M3 motorway, with M3 Parkway train station and Dublin Bus route 109 providing direct links to Dublin city centre and 20mins to Dublin Airport





Accommodation

Entrance Hallway

Solid wood front door leads into the entrance hallway with flagstone tile floor, downstairs storage, control/plant room, utility closet and guest w.c.

Guest W.C.

Vanity unit with ivory shaker style cabinet doors with clear glass effect knobs, quartz counter top, led lighting, flagstone tiles, complete with wall panelling to three-quarter height & decorative wall paper.

Storage Area & Plant Room

Stone slab tiled flooring housing the property's fuse board, with further understairs storage. Plant room comprises of under floor heating system.

Living Room

Double solid white panelled doors with brass handles open into this elegant reception room, featuring hardwood flooring and an impressive floor-to-ceiling bay window with French doors leading to the granite patio. Recessed window panels on either side flood the room with natural light, while decorative wall sconces enhance the ambience. A striking natural stone fireplace with a granite hearth, cast iron inset and leather-upholstered surround creates a beautiful focal point.

Kitchen/Dining

Beautifully appointed bespoke hand-crafted kitchen featuring a striking chimney breast-style extractor hood with metro tile splashback, Corian quartz worktops and upstands, and elegant glazed display cabinetry. An additional run of bespoke cabinetry with matching Corian quartz worktops and upstands provides excellent storage and workspace. The kitchen is fully equipped with a five-ring Bosch electric hob, integrated fridge freezer, integrated dishwasher, oven, microwave and extractor fan. A recessed window overlooks the front of the property, while French doors open onto the granite patio, seamlessly extending the living space outdoors. Double doors connect the kitchen to the adjoining dining/family room, creating an ideal layout for modern family living and entertaining.







Accommodation

Stairs & Landing

A carpet runner enhances the hardwood staircase leading to the first-floor landing, which is finished in hardwood flooring throughout and complemented by useful understairs storage.

Master Bedroom

Luxurious principal bedroom with vaulted ceiling, French doors leading out to a private glass balustrade balcony with stainless steel and frosted glass overlooking mature grounds, fitted wardrobes, carpet flooring complemented by decorative wallpaper and roller blinds.

En-suite

Bath and overhead rainfall shower, enclosed shower cubicle with double tray, feature framed mirror, vanity unit with integrated wash hand basin & w.c, marble wall & flooring with decorative feature wallpaper, chrome heated towel rail, recessed window ledge and quality sanitary ware, downlights and integrated LED wall lighting.

Bedroom 2

Fully fitted carpet, decorative wallpapering, fitted wardrobes & Juliet balcony.

En-suite

Enclosed rainfall & power shower, tiled floor, mosaic feature tiling, w.c and w.h.b. with integrated glass shelving, mirror, led lighting & downlights.

Bedroom 3

Fully carpeted, fitted wardrobes, downlights, with a feature window and blinds.

En-suite

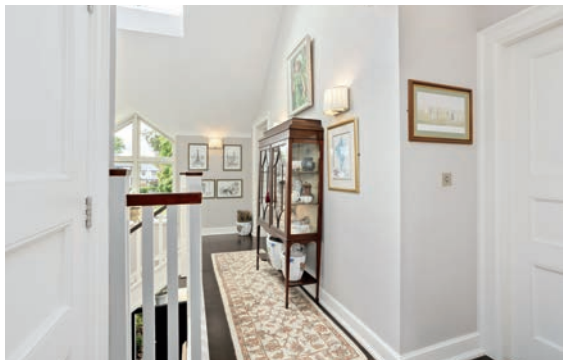
Enclosed rainfall & power shower, checkered floor tiles, subway wall tiles with decorative border, w.c. and w.h.b. with integrated glass shelving, mirror, integrated LED lighting & downlights.

Garden

Extended living area with a sunny south east aspect, feature pergola, limestone patios, neatly manicured lawn, loose stone chippings, well established laurel hedging and panel fencing.









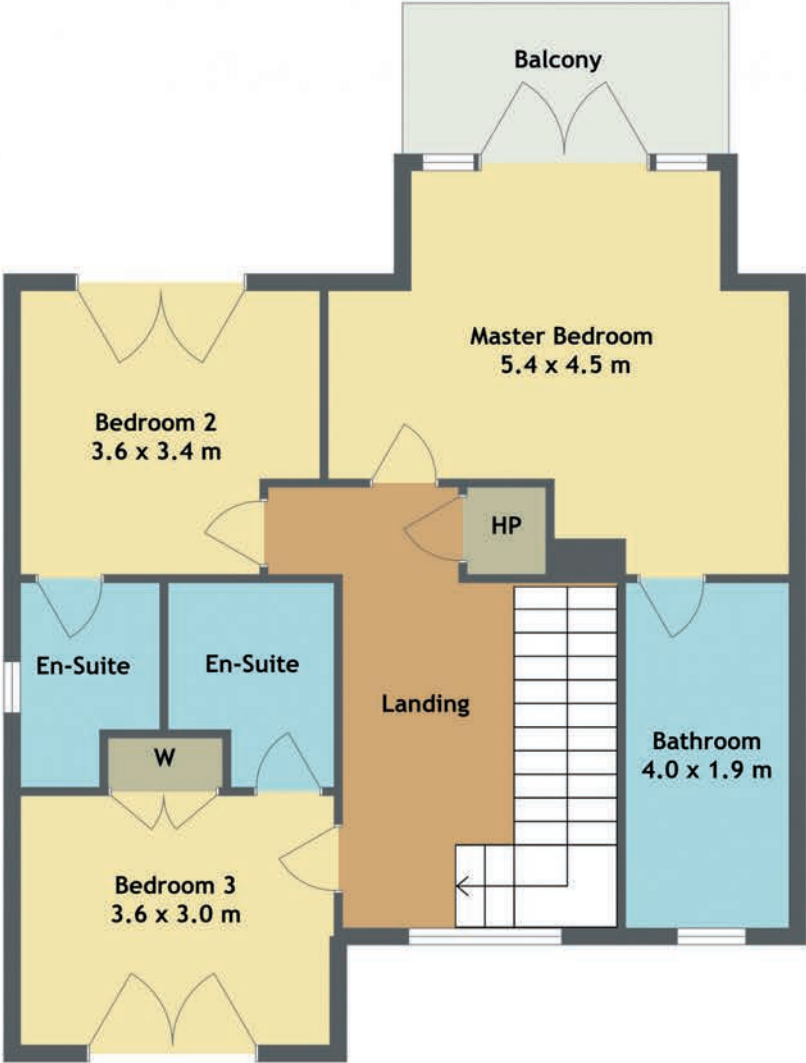




Ground Floor



First Floor





Additional Information:

Gas fired underfloor heating with high performance efficient condensing boiler

Pressurised pumps fitted to give additional shower pressure

Mechanical heat recovery ventilation system installed

Solid oak internal doors

Concrete ground and first floor

Under floor heating

Two designated car parking spaces

Built in 2004

Management fee approx. €1440 per annum

Items Included in sale:

Bosch electric hob, integrated fridge freezer, integrated dishwasher, oven and microwave, extractor fan, washing machine and curtains.

Services:

Mains water

Gas fire central heating

Entrance Driveway:

Granite paving with stone edging leads to the front entrance, complemented by an attractive granite patio bordered with neatly maintained box hedging. A decorative trellis frames the French doors from the kitchen, while mature bamboo planting provides a tranquil setting. The front of the property also benefits from a practical storage area.



DIRECTIONS

Eircode: C15 V9X5

BER



VIEWING

By appointment at any convenient time

CONTACT INFORMATION

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