Residential

Coonan
PROPERTY



Johnstown Road, Enfield, Co. Meath

- Immaculate B rated three-bedroom semi-detached bungalow set on approximately 0.59 acres of private, mature grounds, offering excellent potential for an additional dwelling/build, subject to the necessary planning permission
- Accommodation comprises of a bright open-plan kitchen/living/dining room, inner hallway with utility closet, three bedrooms including a master bedroom with en-suite, and a family bathroom
- Finished to an exceptional standard and recently renovated, featuring triple-glazed windows, beautifully appointed marble-tiled bathroom, feature fireplace with exposed brick insert and standalone Henley stove are a few of the many attributes that make this an exceptional home
- French doors open directly onto a tiled patio area, creating a seamless extension of the living space and an ideal setting for outdoor entertaining and summer living, raised decking with feature patio area and two garden sheds, one block built and one steel with concrete fondations
- Only minutes' drive from Enfield train station, regular bus services and ease of access to the M4
- Ideally positioned near the scenic Royal Canal Greenway and Glen Abhainn Forest, perfect for walking, cycling and relaxation, with excellent nearby leisure amenities including The Johnstown Estate, as well as a wide range of sporting facilities such as golf, GAA, rugby and fishing, to name just a few

3 bedroom semi-detached bungalow extending to approx. 84 sq.m (905 sq.ft)

Guide Price:

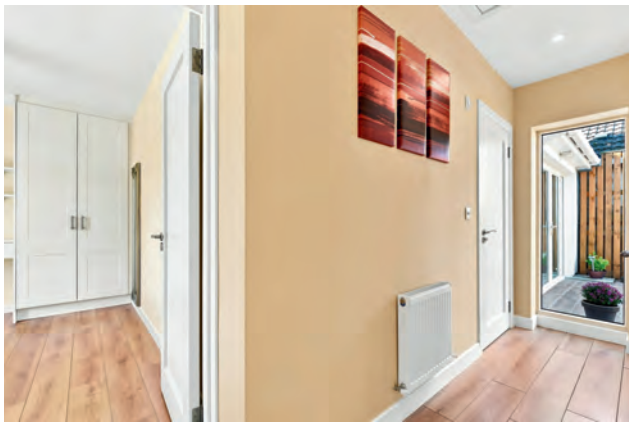
€475,000

Private Treaty

Accommodation

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Entrance		Semi-solid flooring flows from the front door through into the main kitchen/living/dining area.
Kitchen/ Living/ Dining Room	**7.28m x 4.53m (L-shaped dining area 2.52m x 2.97m)**	Semi-solid flooring, fully fitted kitchen features dark green subway tiled splashback, extractor fan and downlights, an island with breakfast bar overhang, integrated stainless steel sink, fully fitted Zanussi dishwasher, oven, microwave and extractor fan, kitchen cabinets and drawers, and an electric hob with additional kitchen sockets. French doors lead out to rear garden patio area. The L-shaped dining area has three-quarter length feature windows from ceiling to floor, television points and additional sockets, while the living area is complete with a feature fireplace with exposed brick insert, solid timber mantel, standalone Henley stove, and recessed shelving to both sides of the chimney for shelving and a TV unit.







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Inner Hallway	4.00m x 0.89m	Semi-solid flooring again, with a three-quarter length feature window from ceiling to floor, providing access to the two east-facing bedrooms to the rear and a utility closet plumbed for a washing machine.
Bedroom 1	2.72m x 3.54m (Currently Laid Out as Second Living Area)	Fitted with semi-solid flooring, radiator covers and blinds, this room has three-quarter length feature windows from ceiling to floor overlooking the front, including two feature windows.







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Master bedroom	**2.80m x 3.49m**	Overhead fitted wardrobes and cabinets, fitted bedside lockers with soft-close drawers, additional sockets, and a further run of fitted wardrobes with soft-close drawers and additional cabinets.
En-suite (Bedroom 2)	**1.00m x 2.50m**	Tiled flooring throughout, with a pump shower and recessed shelving, vanity mirror cabinet, w.h.b. with soft-close cabinet doors, towel radiator and w.c.







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Bedroom 3	3.70m x 3.46m	Semi-solid flooring, fitted wardrobes with soft-close drawers, additional sockets, integrated shelving and blinds.
Family Bathroom	3.10m x 1.66m	Marble tile flooring and marble tiled walls, with a 1.5 shower tray and recessed shelving, towel radiator, downlights, vanity mirror cabinet, and w.c. with w.h.b., standalone and integrated cabinets, and shelving. A hotpress with additional shelving is located off the family bathroom.







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Garden

An extensive lawn area and mature shrubs, a steel shed on a poured concrete foundation and a feature patio area with raised decking. Mature hedging, including Norway spruce, surrounds the garden, with concrete edging to the lawn and stone-chipped areas. A second block built shed.





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Additional Information:
Built in 1950
Gross internal floor area approx. 84 sq.m (905 sq.ft)
Block built garden shed measures 1.23m x 1.99m
B Rated

Items Included in sale:
Fixtures, fittings and window dressing, zanussi dishwasher, oven, microwave, electric hob and extractor fan.

Services:
Mains water
Mains sewerage
Oil-fired central heating

Entrance Driveway:
Stone-chipped driveway leading to timber panel double gates, with a walled surround, bay shrubs and mature evergreen hedging, and loose stone chipping to the side.







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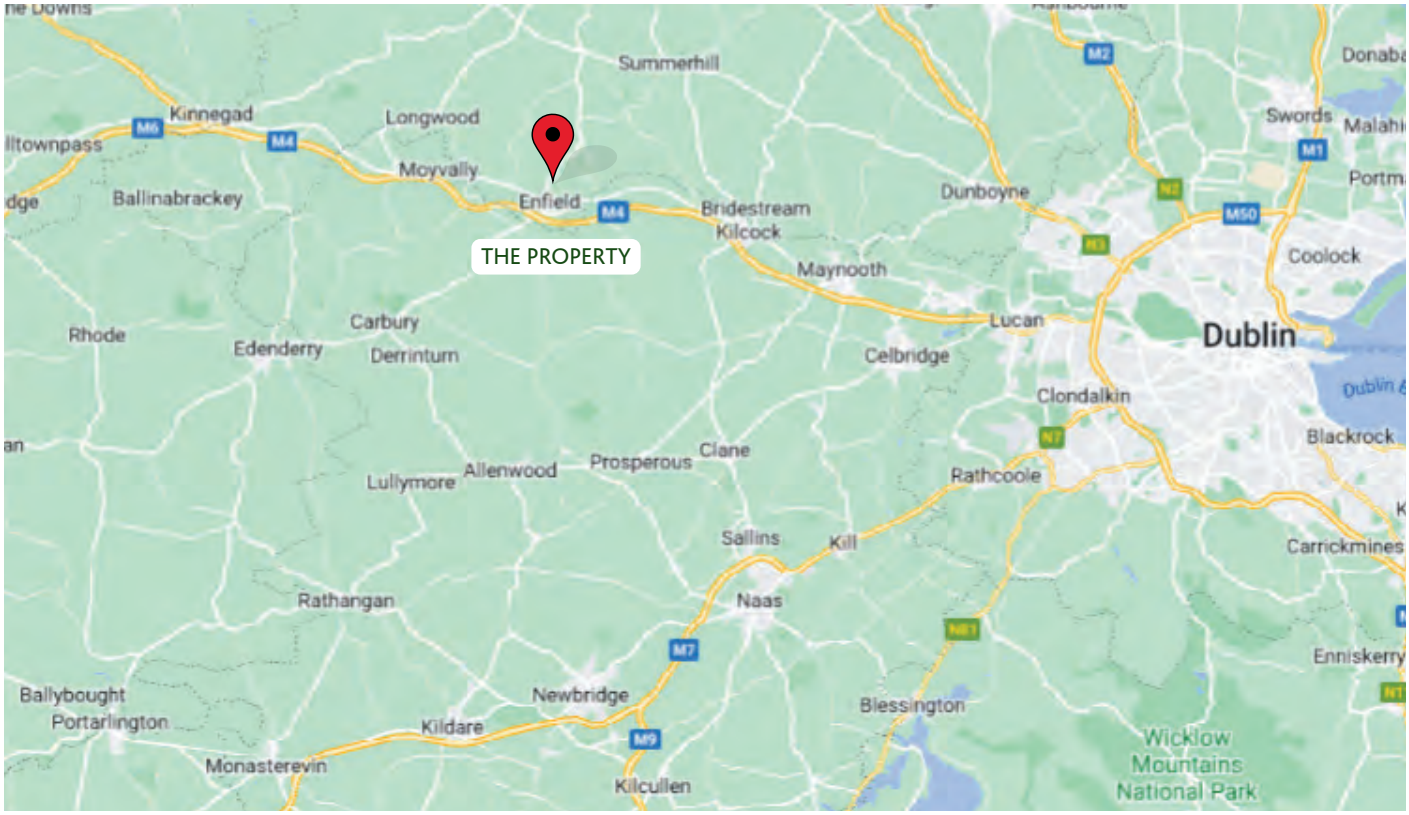
Floor Plans

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Ground Floor



Directions



Directions

A83 WK25

BER

BER B

Viewing

By prior appointment at any reasonable hour.

Contact Information:
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