Residential

Coonan
PROPERTY



Hortland, Donadea, Co. Kildare

- Attractive, spacious four-bedroom traditional cottage extending to 135 sq. m/1453 sq ft. set on approximately 1.18 acres with three existing entrances providing access to the property, potential for further development subject to planning permission
- Accommodation comprises of porch, hallway, kitchen, sitting room, sunroom, four bedrooms, en-suite, dressing room and family bathroom
- Beautifully presented throughout, the interior boasts vaulted ceilings, hardwood floors, a handcrafted kitchen, bespoke wooden window shutters, a solid-fuel stove, and thoughtfully positioned skylights that flood the home with natural light. Original internal doors with brass knobs are among the many character features that combine to make this a truly exceptional home
- Approached by a tarmacadam driveway, the property is set within beautifully landscaped mature grounds featuring exceptional planting, magnificent specimen trees, a garden room and useful outbuildings, all enclosed by mature hedging and a tree-lined boundary
- This property is located close to Kilcock and Maynooth providing an array of amenities including excellent schools. The local Tirmoghan national school is only 2.8km away
- Excellent transport facilities with Kilcock train station within 8.4km and easy access to the M4 motorway

4 bedroom cottage house extending to approx. 135 sq.m (1,453 sq.ft)

Guide Price:

€545,000

Private Treaty

Accommodation

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Entrance Porch	**1.51m x 2.39m**	Composite front door, hardwood flooring and letterbox.
Entrance Hallway	**2.39m x 1.51m**	Hardwood flooring, hardwood window shutters.
Living Room	**4.79m x 3.59m**	Hardwood flooring, natural fire stove with back boiler, granite hearth, storage press.







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Kitchen/ Dining	**4.79m x 3.85m**	Hardwood flooring, hand crafted fully fitted wood kitchen, dishwasher, double oven, hob, Belfast sink, partial hardwood worktop, down lights, attic access & wooden window shutters.
Sunroom	**2.7m x 9.66m**	Tiled flooring, full glass roof and double French doors leading onto patio area.







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Inner Hallway	**11.02m x 1.18m**	Hardwood flooring, light fitting.
Master Bedroom	**3.5m x 3.55m**	Hardwood flooring, vaulted ceiling, velux window, recessed wardrobe space and feature window overlooking sunroom.







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Bedroom 2	**3.54m x 3.01m**	Hardwood flooring, recess space, vaulted ceiling, and door leading into sunroom.
Bedroom 3	**3.5m x 3.27m**	Hardwood flooring, cast iron feature fireplace, vaulted ceiling, window with shutters, walk-in-wardrobe with shelving and rail.
En-suite	**2.75m x 1.63m**	Hardwood flooring, w.c., w.h.b., wood panelled walls, splashback tiles, Triton electric shower.







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Bedroom 4	**2.32m x 3.65m**	Hardwood flooring, vaulted ceiling and curtain rail.
Bathroom	**2.67m x 2.39m**	Hardwood flooring, w.c., w.h.b., bath, vanity unit and shaving light.
Garden		Sub divided into two paddocks with separate entrance, hedging, mature trees and shrubs , garden room, outbuildings with additional storage and utility plumbed for washing machine.







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Additional Information:
Property site on 1.18 acres
Built in 1950's
Double glazed windows
Original wood doors with brass nobs
Option for shallow Well

Entrance Driveway:
Dual entrance drive with tarmacadam and mature shrubs and hedging.

Items Included in sale:
Fixtures, fittings, window dressings, dishwasher, double oven, hob, Belfast sink.

Services:
Mains water
Septic tank
Dual fuel Oil fire central heating & back boiler









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Floor Plans

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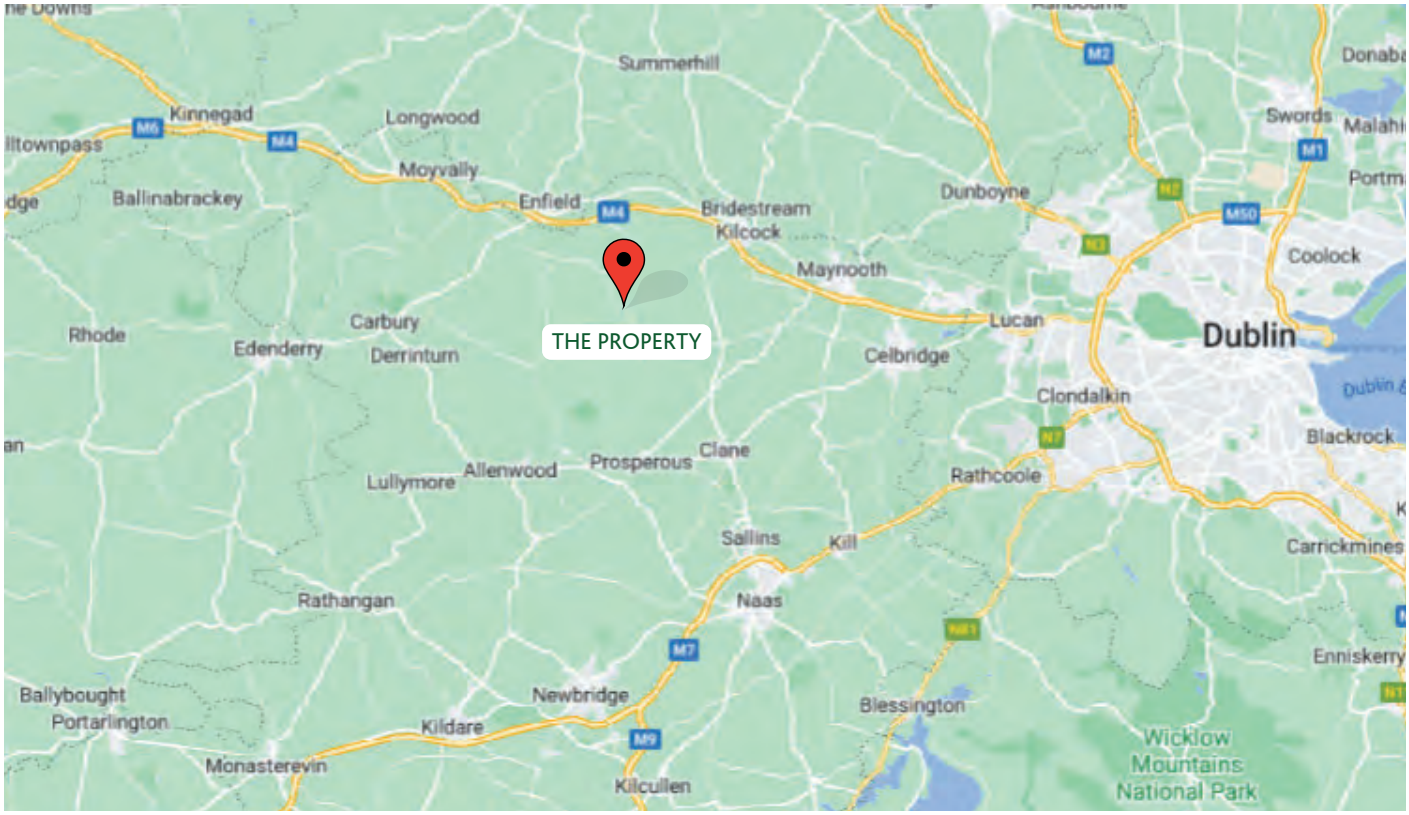
Directions



Directions

W91 VCX8

BER

TBC

Viewing

By prior appointment at any reasonable hour.

Contact Information:
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