Residential

Coonan
PROPERTY

Straney Mor, Rathmolyon, Co. Meath

- Coonan Property present this spacious and well-maintained three-bedroom detached home with a large converted attic, set on a 0.25-acre site in a peaceful countryside location.
- Presented in excellent condition throughout, with recently upgraded kitchen, bathrooms and flooring, creating a comfortable, modern family home.
- Well-proportioned accommodation comprises entrance hall, living room, kitchen, dining room, sunroom, utility room, three bedrooms including main ensuite, family bathroom and a large converted attic.
- The converted attic provides excellent additional space, split into separate rooms, ideal for a home office, playroom, hobby room or extra storage.
- Generous site with gravel driveway, ample parking and mature gardens to the front and rear.
- Detached block-built shed with adjoining carport, offering excellent potential as a home office, gym, workshop or additional storage.
- Enjoying a peaceful rural setting just minutes from Rathmolyon Village and within easy reach of Summerhill, Enfield and Trim, with schools, shops and everyday amenities all close by.
- Conveniently located just 8km from Enfield and the M4 motorway, providing straightforward access to Maynooth, Dublin and the surrounding commuter belt

3 bedroom detached house extending to approx. 135 sq.m (1,453 sq.ft)

Guide Price:

€475,000

Private Treaty

Accommodation

Entrance Hallway	(3.95m x 2.1m) + (6.64m x 0.97m)	Laminate flooring, vaulted ceiling, light fitting, coving and hot-press.
Sitting Room	4.1m x 4.48m	Laminate flooring, feature fireplace with solid wood surround and granite hearth, light fitting, coving, t.v., point and bay window.
Kitchen/ Dining	3.32m x 8.1m	Laminate and tiled flooring, solid wood wall and floor units, tiled splashback, oven, hob, extractor fan, recessed lights, coving and gas stove in dining area.

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Utility Room	1.7m x 2.52	Ceramic tiles, fully plumbed, storage units and door leading to garden.
Sun Room	3.61m x 3.1m	Laminate wood flooring and door leading to rear garden.
Inner Hallway		
Master Bedroom	3.41m x 4.14m	Laminate flooring, t.v. point and light fitting.

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En-suite	1.4m x 1.88m	Fully tiled, w.c., w.h.b., shower cubicle withTtriton electric shower, vertical heated towel rail and light fitting.
Bedroom 2	3.38m x 3.35m	Laminate flooring, t.v. point and light fitting.
Bedroom 3	3.42m x 3.04m	Laminate flooring, light fitting and doors leading to garden.

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Bathroom	3.37m x 1.77m	Fully tiled, w.c., w.h.b., shower cubicle with electric shower, window and light fitting.

Attic Conversion - Laid out as:

Landing	4.51m x 4.12m	Laminate floors, Velux window and light fitting.
Room 1	6.41m (max) x 4.53m	Laminate flooring, feature wall papered wall, two Velux windows, light fittings and access to eaves storage.

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Bathroom	3m x 1.88m	Fully tiled, w.c., w.h.b., shower cubicle with triton electric shower, Velux window and light fitting.
Room 2	4.02m x 4.54m	Velux windows, light fittings and access to eaves storage.
Block built shed	7.74m x 4.87m	Fully plumbed, wired, insulated and double-glazed windows.
Block Built Fuel Shed/ Carport	5.1m x 7.54m	

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Additional Information:
Gross internal floor area approx.135 sq.m
Additional space in attic rooms
Gravel driveway
Concrete area
Double glazed windows
PVC facia and soffits
Low maintenance dashed exterior
Outside tap
Outside lights

Items Included in sale:
Oven, hob, fridge, extractor fan, roller blinds and shutters in sitting room, all light fittings.

Services:
Oil fired central heating
Bio cycle system

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Floor Plans

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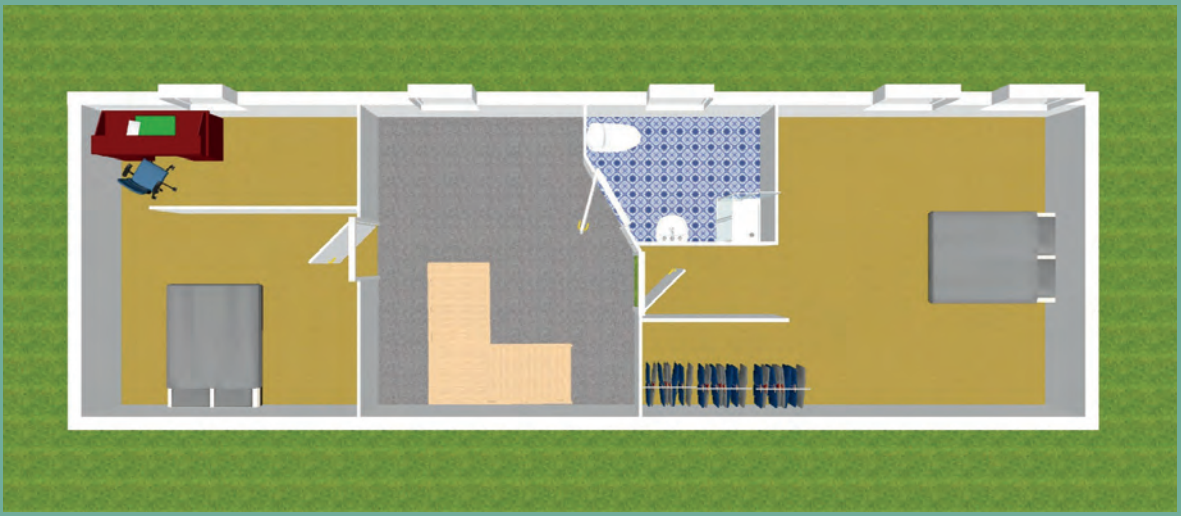

Directions

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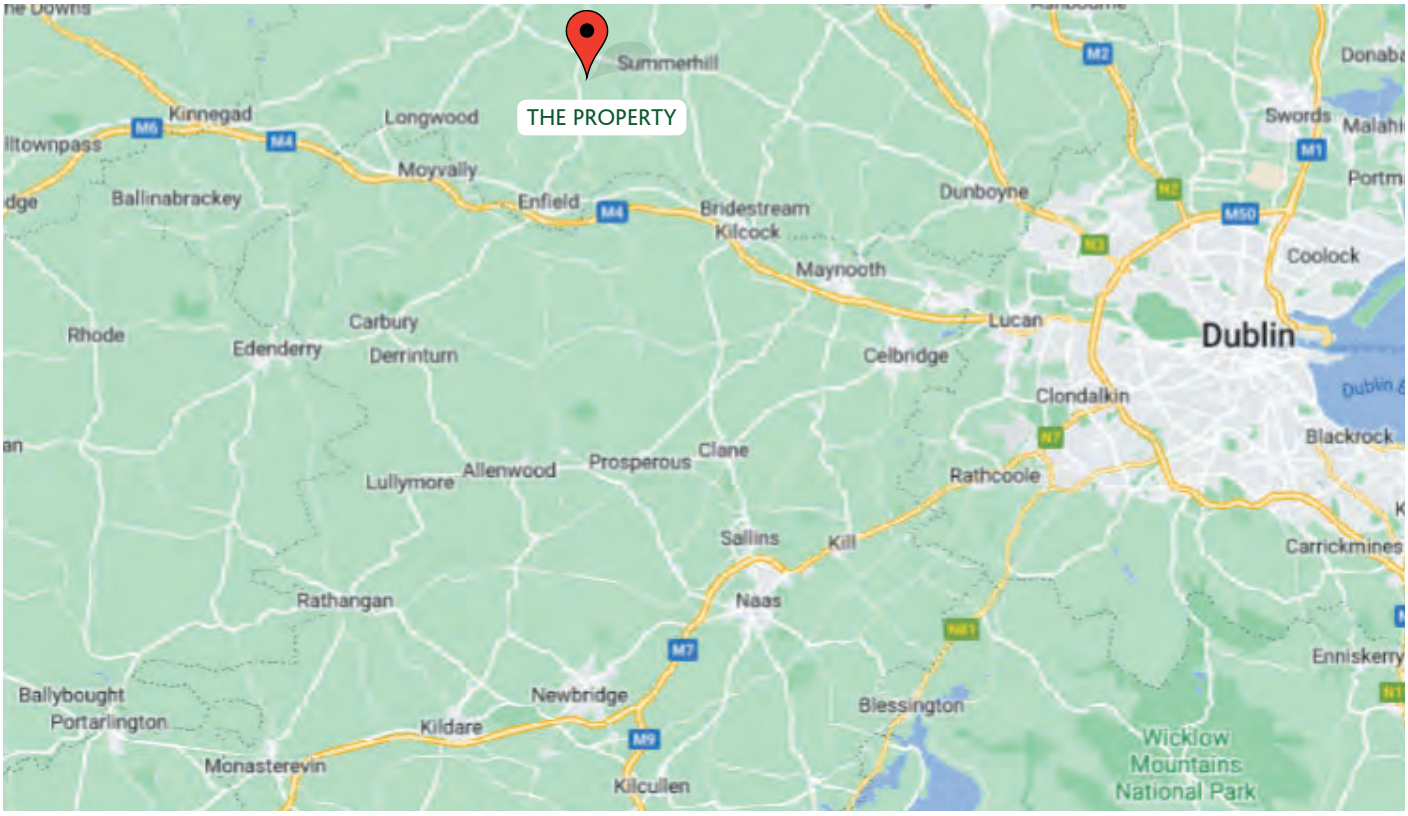

Directions

A83 T862

BER

BER C

Viewing

By prior appointment at any reasonable hour.

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