



Coonan
PROPERTY

**KILLARGAN HOUSE,
DRUMLARGAN, KILCOCK**

Co. Meath

Killargan House, Drumlargan, Kilcock, Co. Meath

Immaculate "A" rated residence extending 265 sq.m. on approx.
3.16 acres with domestic garage and outbuilding.



5 Bedrooms



2 Reception Room



3 Bathrooms

For Sale by Private Treaty

Guide Price:

€795,000

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The Property

- Immaculate "A" rated residence extending 265 sq m on approx 3.16 acres with domestic garage and outbuilding
- Accommodation comprises of hallway, kitchen/dining/lounge, living room, family room, utility/boot room, storage/control room, downstairs family bathroom, five bedrooms (two downstairs), walk in wardrobe, en-suite and upstairs family bathroom
- Approached by double gated entrance, mature tree lined avenue this residence sits on a three-acre site divided into two paddocks, offering excellent scope for equestrian, hobby or country living
- Finished to an exceptional standard with hand bespoke kitchen, junker hardwood oak floors, intricate hand-crafted coving, skirting and architraves, inset wood pellet stove and limestone mantelpiece are a few of the many attributes that make this an exceptional home
- Impressive ground-mounted solar panel system combined with 58kWh of battery storage, allowing the residence to operate independently from the national electricity grid
- Ideal location for work/life balance with excellent fibre broadband connection
- Located just off the Kilcock to Summerhill Road (R158) , approximately 4.3 km from Summerhill and 9 km from Kilcock and 5 km from the M4 motorway. Located about 17 km from Dunboyne and the M3 motorway. Dublin city and airport is approximately a 40 minute drive





Accommodation

Entrance Hallway

3.32m x 6.72

Composite front door, junkers hardwood oak flooring, recessed lights, hand-crafted coving, skirting and architraves, four stained glass feature windows, blinds.

Downstairs Bathroom

2.56m x 2.37m

Fully tiled, hand-crafted coving, shower cubicle with mixer shower head, w.c., w.h.b, integrated shelving, mirror, towel rail and recessed lights.

Bedroom 1

4.44m x 4.00m

Carpet, fitted wardrobes, hand-crafted coving, skirting and architraves, blinds and curtains, thermostat.

Storage/Control Room

0.94m x 2.44m

Joule cyclone hot water cylinder, controls and additional storage area.

Family Room

4.96m x 3.29m

Junkers hardwood oak flooring, hand-crafted coving, skirting and architraves, blinds, recessed lights, frosted double doors leading into the living room, currently in use as an office.

Living Room

6.32m x 4.58m

Junkers hardwood oak flooring, inset wood pellet stove with Limestone mantelpiece, hand-crafted coving, skirting and architraves, blinds, recessed lights, French doors leading to rear garden.







Accommodation

Kitchen/Dining/ Lounge area 7.86m x 5.41m

Limestone tiled floor, fully fitted hand painted kitchen, granite worktops throughout, island with good drawer storage, Rangemaster dual fuel double oven and gas hob, feature built-in mantle with extractor and additional storage cabinets, dresser style glass display unit, Fridge freezer, tall units, 1.5bowl stainless steel sink, down lights, generous defined dining area with vaulted ceiling, Velux windows and windows on all sides with French doors leading to garden, TV points additional sockets.

Utility Room 2.45m x 2.97m

Limestone tiled floor, wood panelling, plumbed for washing machine, door to garden.

Bedroom 2 4.00m x 3.75m

Carpet, downlights, coving, skirting and architraves, thermostat.

Landing 2.43m x 7.62m

Carpeted, with carpet stair runner on hardwood stairs to ground floor, hot press (0.73 x 2.00m) Velux windows.

Bathroom 2.41m x 2.00m

Fully tiled, bath with tongue and groove bath panel, w.c., w.h.b, fitted mirror, shaving light, Velux window.

Bedroom 3 3.98m x 6.13m

Carpet, fitted wardrobes, coving, skirting and architraves, thermostat, blinds.





Accommodation

Master Bedroom

6.22m x 6.00m (incl. walk in wardrobe and ensuite)

Carpet, flooded with light from dormer windows front and back and narrow windows around bed area, additional sockets, thermostat.

Walk-in-wardrobe

2.36m x 2.00m

Carpet, fitted wardrobes, light.

En-suite

2.13m x 2.62m

Fully tiled, shower cubicle with mixer shower, w.c., w.h.b, fitted shelving, mirror, towel rail recessed lights, Velux window.

Bedroom

5.24m x 5.36m

Carpet flooring, Velux windows.

Garden & Outside

Mature hedging, panelled fencing, well maintained lawns and a selection of shrubs, trees and flowers, wood pellet silo for storage, car charger and robotic lawn mower.

Garage

8.11m x 5.55m

Block built, apex roof, rendered garage with electric roller door, pedestrian entrance, guest W.C. solar panel grid controls and kilowatt battery storage.

Shed

6.69m x 5.41m

Concrete foundations with stainless steel shed with electric roller door and pedestrian door.







Ground Floor



First Floor





Additional Information:

Electric car charger

Robotic lawn mower

Built in 2004

On approx. 3 acres sub-divided into 2 paddocks

Carlson premium doors and windows throughout

Wilton wool carpets where carpet laid

Detailed coving, hand-crafted skirtings and architraves

Thermostats in all rooms

Ground mounted Solar panels with battery storage

Granite window sills and granite capped chimney

Blue Bangor roof slates

Items Included in sale:

Rangemaster dual fuel double oven and gas hob, fridge freezer and light fittings.

Services:

Bórd na Móna bio cycle tank

Private well (in Garage)

Air to water heat pump

Entrance Driveway:

Approached by double gates, tree lined gravel driveway, stud rail fencing, mature beech hedging and mature trees.



DIRECTIONS

Eircode: W23 P5XD

BER



VIEWING

By appointment at any convenient time

CONTACT INFORMATION

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