



12 The Lane, Coach Road Meadows, Clane, Co. Kildare

- Immaculate four-bedroom A rated residence extending to 140 sq.m/ 1506sq.ft
- Accommodation comprises of hallway, guest w.c., kitchen/dining area, utility, living room, four bedrooms, en-suite and family bathroom
- Finished to an exceptional standard with herringbone flooring, electric blinds, radiator case covers, high quality appliances (2024) are a few of the many attributes that make this an exceptional home
- Approached by a cobble-lock driveway providing ample parking for two cars, complete with an electric vehicle charging point, and ideally positioned overlooking a generous green area, making it particularly appealing to young families.
- Highly convenient, family-friendly location on the edge of Clane village, within easy walking distance of a range of excellent amenities, including well-regarded schools, supermarkets, cafés, boutiques, restaurants, sports clubs, and leisure facilities
- Coach Road Meadows benefits from excellent connectivity, with easy access to the M4 and M7 motorways, providing convenient routes to Dublin and surrounding counties
- Clane is also well served by regular bus services 120 A, 120 B, 120X, one going directly to UCD Campus, while nearby towns such as Maynooth and Sallins offer rail links to the capital, making the area ideal for commuters.

PSRA No. 003764 coonan.com

Immaculate A rated
four-bedroom
residence extending
to 140 sq.m/
1506sq.ft

Guide Price:
€575,000

Private Treaty

Accommodation

Coonan
PROPERTY



Entrance Driveway:

Attractive cobblelock driveway, side gate.

Entrance Hallway	1.00m x 3.10m	Herringbone engineered wood floor, alarm panel.
Guest W.C.	1.58m x 1.58m	Marble effect tiled floor, w.c., w.h.b., splashback tiles, additional storage cabinet.
Living Room	4.70m x 5.51m	Herringbone engineered wood floor, feature bay window, electric blinds.
Kitchen / Dining	5.50m x 5.55m	Herringbone engineered wood floor, fully fitted kitchen with work top and upstands, double oven and microwave, electric hob, stainless steel splashback, extractor, integrated American style fridge freezer, island with additional cabinets, sink and integrated dishwasher, down lights, feature bay window, electric blinds.
Utility Room	2.20m x 1.44m	Understairs storage and additional shelving.

Garden

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



coonan.com

Garden

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

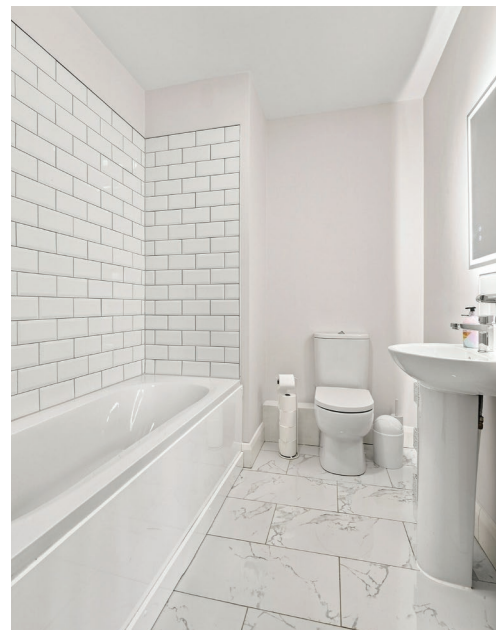
First Floor:

Landing	5.85m x 9.98m	Fully carpeted including stairs, Hotpress, storage closet, attic access with Stira ladder.
Bedroom 1	2.58m x 4.47m	Semi-solid floor, fitted wardrobes, decorative wall paper, blinds.
Master Bedroom	3.00m x 4.88m	Semi-solid floor, fitted wardrobes, additional sockets, electric blinds.
En-suite	2.00m x 1.48m	Marble effect tiled floor, tiled splashback areas, shower enclosure with power shower, w.c., w.h.b., towel radiator vanity storage cabinet.
Bathroom	2.20m x 1.88	Tiled floor, tiled splashback areas, deep filled bath, w.c., w.h.b., fitted mirror, towel radiator.
Bedroom 3	4.00m x 3.22m	Semi-solid floor, fitted wardrobes, overlooking green area.
Bedroom 4	3.59m x 2.17m	Semi-solid floor, fitted wardrobes..



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY





Garden

Granite patio area, lawn area, surrounded by block-built wall and timber fence and post, air to water unit. Side pedestrian access.

Additional Information:

- Built in 2024
- Full masonry construction
- High thermal performance and levels of insulation
- High performance windows and external doors
- Air to Water heating with thermostatically controlled radiators
- Demand Control Ventilation
- CAT 6 cable wiring
- Floored attic

Items Included in sale:

Fixtures and fittings, ovens and microwave, dishwasher, washing machine and tumble dryer, LED bathroom mirrors, all light fittings, alarm system, car charging port.

Services:

- Mains Water
- Air to Water

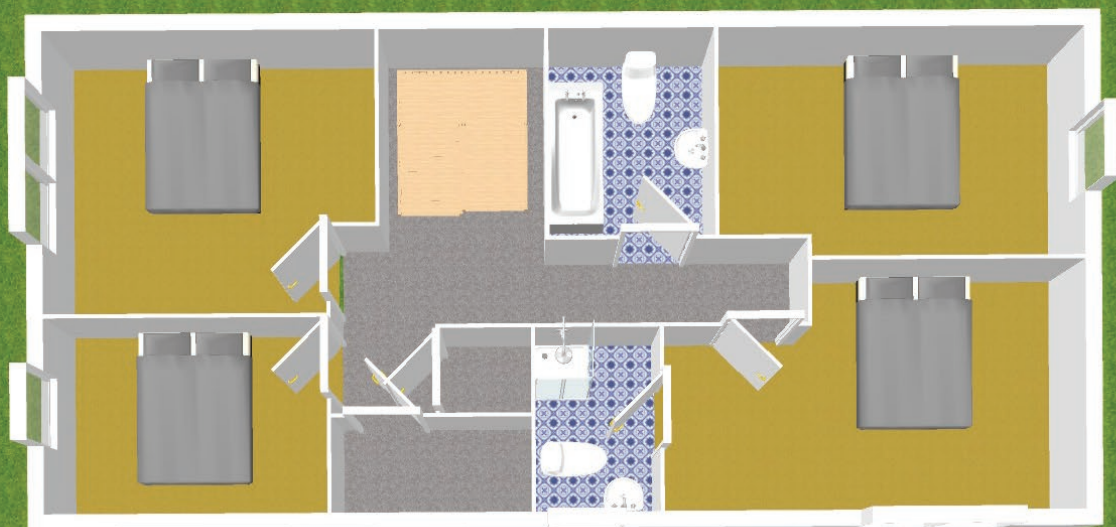
Accommodation

Coonan
PROPERTY



Floor Plans

Coonan
PROPERTY



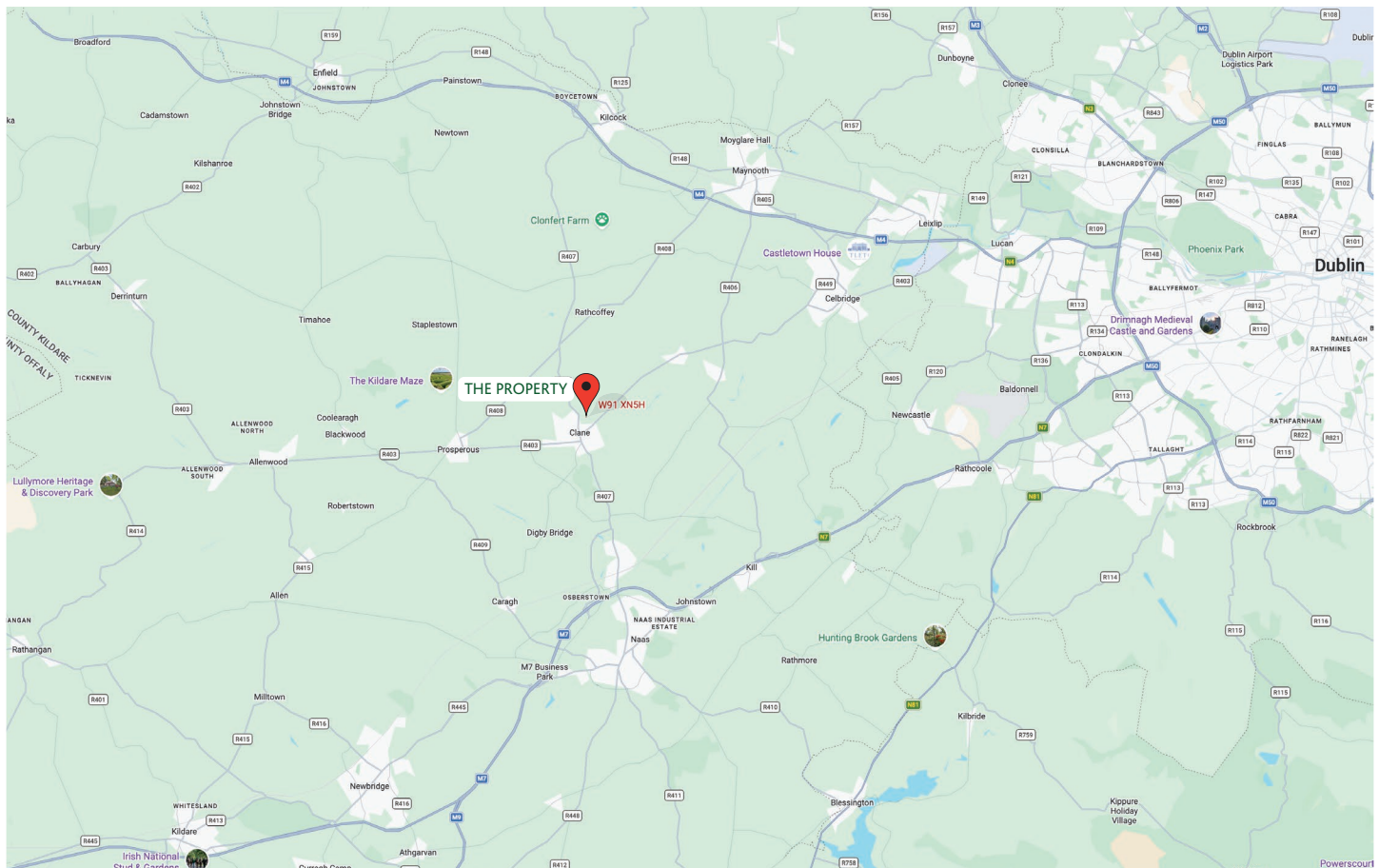
First Floor



Ground Floor

Directions

Coonan
PROPERTY



Directions

Eircode: W91 XN5H



Viewing

By appointment only

Coonan
PROPERTY

Contact information:

Jill Wright

T: 045 832020

E: jillw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
Financial Group

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

T: 01 505 2718

E: admin@coonanmortgage.com

coonan.com