



An Cuan, Clonymeath, Summerhill, Co. Meath

approx. 1.43 acres (0.57)

- Stunning four bedroom tudor style residence set on 1.43 acres of beautifully manicured mature grounds
- The accommodation comprises of kitchen/dining/living area, utility/guest wc, family room, sunroom, office/study area, four bedrooms, en-suite, walk in wardrobe and family bathroom
- Awash with natural light from the dual aspect sunroom with sliding doors and vaulted ceiling, this residence is complemented by elegant finishes including hardwood floors, a feature island, stove, decorative cast-iron fireplace and solid architraves and doors are a few of the attributes that make this a great home
- Approached through electric gates and a sweeping driveway bordered by mature bamboo, with an additional rear entrance and detached garage, this residence boasts exceptional planting, enclosed pond area and magnificent specimen trees worthy of a fine arboretum, creating a secluded private haven
- Located just outside Summerhill, Co. Meath, in a peaceful yet very accessible setting. The property is within easy reach of the M4 and M3 motorways, providing convenient links to the M50, Dublin Airport (approx. 45 minutes) and Dublin City Centre (under an hour)

PSRA No. 003764 coonan.com

**Stunning four
bedroom residence
set on 1.43 acres
of beautifully
manicured grounds**

**Guide Price:
POA**

Private Treaty

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Entrance Driveway:

Approached through electric gates and a loose stone driveway with laurel hedge surround, sweeping drive lined with mature bamboo on either side, the property boasts secluded garden areas, mature specimen trees, beautifully varied landscaped gardens enhanced by traditional lantern lighting throughout..

Open plan Kitchen 4.55m x 4.89m
Living room/ 4.56m x 7.59m
Dining Area
Guest W.C.

Fully fitted kitchen featuring quartz worktops, tiled flooring, and a central island with hardwood countertop and breakfast bar, complemented by soft-close drawers and cabinets, gas hob, extractor fan, recessed lighting, integrated oven, American-style fridge freezer, and stainless-steel sink. A well-defined opening lead into the dining/living room, which boasts solid wood flooring, and double French doors opening onto an enclosed barbecue area. Flooded with natural light, both spaces benefit from dual-aspect feature windows.

Hallway/
Study Area

2m x 6.8m

Solid wood flooring, understairs storage, closet and light fitting, study/office area.

Utility/
Guest W.C.

2.13m x 2.35m

Plumbed for washing machine, storage units, w.c., w.h..b, recessed lights, heated towel rail. .

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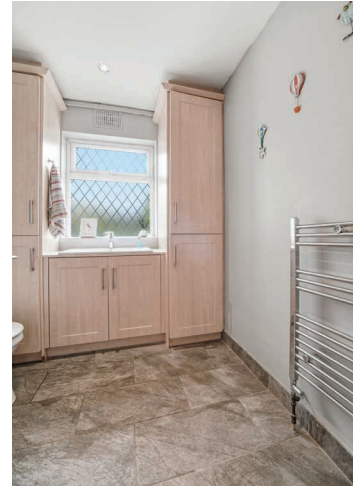
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Sunroom	5m x 4.8m	Dual aspect double sliding doors leading to patio area, natural stone tiles, recessed lights, feature vaulted ceiling.
Family Room	4.2m x 4.64m	Hardwood flooring, TV point, feature Henley natural stove stone surround and granite hearth.
Landing	1.97m x 6.94m	Carpet, hot-press and light fitting.
Master Bedroom	4.3m x 4.96m	Hardwood flooring, cast-iron feature fireplace, attic access, curtains, blinds and additional sockets. .
En-suite	1.99m x 2.36m	Natural stone tiles, rainfall shower pumped power, recess space, w.c., w.h.b. vanity mirror with led lights and heated towel rail.
Walk-In-Wardrobe	4.3m x 1.2m	Hardwood flooring, integrated shelving and rails.
Bedroom 2	4m x 3.82m	Hardwood flooring and additional sockets.
Bedroom 3	3.53m x 5.22m	Hardwood flooring, feature wall, dual window with roman blinds and additional sockets.
Bedroom 4	4.72m x 2.58m	Hardwood flooring, curtains and additional sockets.
Bathroom	2.14m x 2.79m	Deep bath, shower, mosaic tiles, recess shelving, radiator, w.c., w.h.b. with vanty unit, mirror with led lights, extractor fan and recessed lights.



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Garden:

A pedestrian pathway runs through mature trees and well-established planting, with rockery and sleeper borders adding character to the space. The garden offers excellent privacy and is well maintained throughout, with a well-positioned gazebo providing an attractive focal point. The residence also benefits from an enclosed barbecue area and separate patio, ideal for entertaining friends and family and positioned to ensure all day sunshine. A second rear entrance leads to a practical yard area.

Block Built Garage - 4.1m x 4.85m:

Pebble dashed finish, wired, shelved and roller shutter door.



Garden

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Additional Information:

- Gross internal floor area approx. 210 sq.m (2,260 sq.ft)
- Built originally in 1800's
- Extensions 1973/ 2009
- Replacement Roof 1992

Items Included in sale:

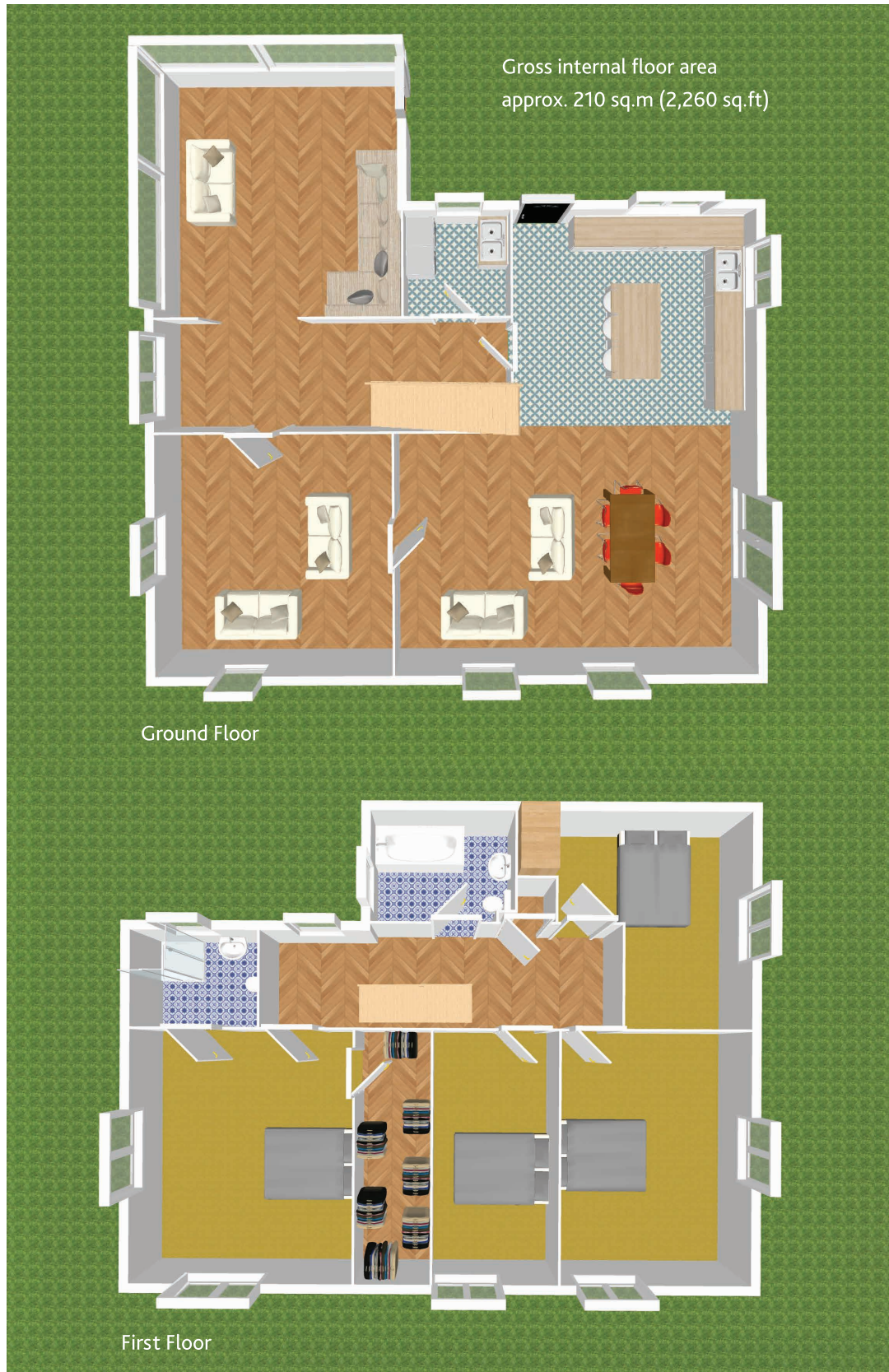
Fixtures, fittings, gas hob, extractor fan, integrated oven, American fridge freezer, blinds and curtains. A selection of Roman Blinds and Curtains

Services:

- Septic tank
- Shallow and deep Well
- Combi boiler and pump
- Calor Gas heating
- Fibre broadband

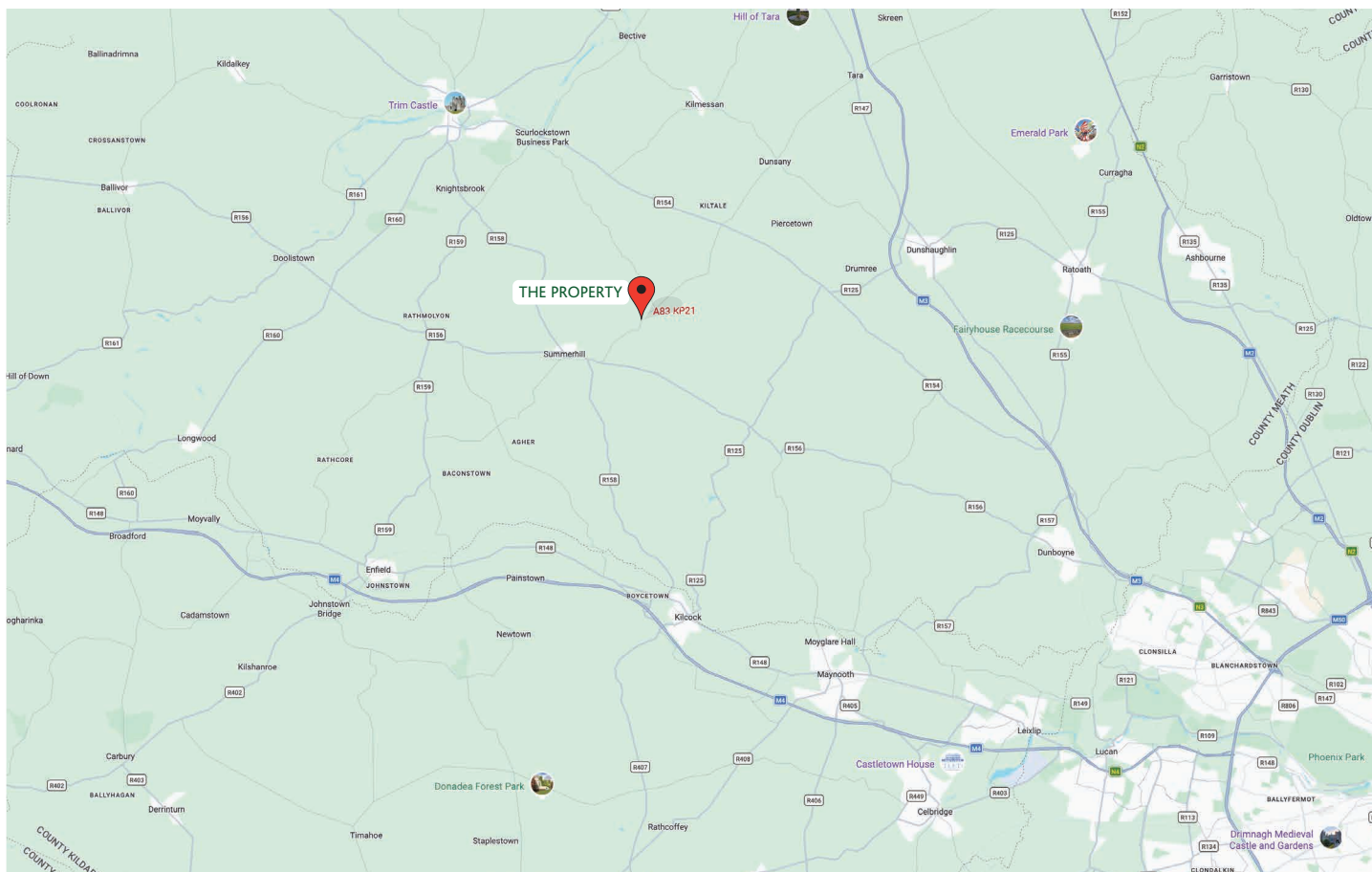
Floor Plans

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Directions

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Directions

Eircode: A83 KP21



Viewing

By appointment only



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