

# Residential

**Coonan**  
PROPERTY



## The Willows, Daars North, Sallins, Co. Kildare

- Spacious three-bedroom country residence extending to approx. 243 sq.m including storage area on a site of approx. 0.56 acres just minutes from the picturesque village of Straffan
- Bright and well-proportioned accommodation comprises an entrance hall, reception area, living/dining room, open-plan kitchen/lounge, utility room, three double bedrooms (including two ensembles), dormer storage area currently laid out as study, playroom, two family bathrooms and separate garage
- Beautifully presented throughout, offering generous living accommodation and rooms to suit many uses
- Approached through double gates onto a tarmac driveway, the property is surrounded by beautifully maintained lawns, mature trees and hedging, creating a private and tranquil setting
- Block-built garage with electricity supply, ideal as a workshop, home gym or potential for conversion, subject to the necessary planning permission
- Enjoying an idyllic countryside setting just a short drive from Sallins & Straffan village, with its primary school, café, local shop, sporting amenities and the renowned five-star K Club Resort
- Excellent connectivity with convenient access to the M4 at Maynooth, the N7 at Kill and regular commuter rail services to Dublin

3 bedroom country  
residence extending to  
approx. 243 sq.m  
(2,616 sq.ft)

Guide Price:  
**€725,000**

**Private Treaty**

# Accommodation

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Reception Area **2.20m x 4.00m**

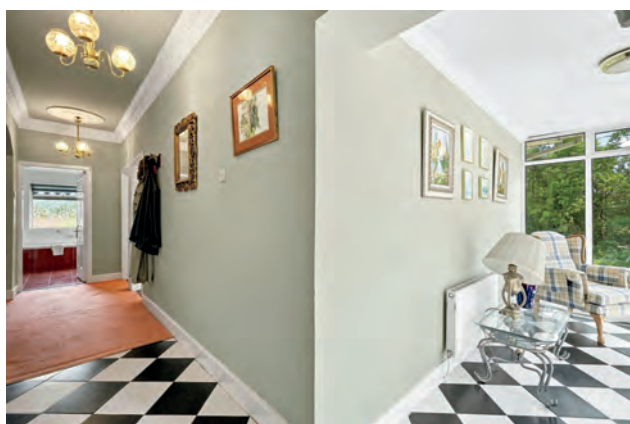
Tiled flooring, fitted light and thermostat.

Entrance/  
Hallway **1.40m x 6.40m,  
1.50m x 1.40m**

Carpet and tiled flooring, coving, chandelier, thermostat and storage under stairway.

Living/  
Dining Area **9.50m x 6.40m**

Tiled flooring in dining area, coving, chandelier, bay window, fitted roller blinds, curtains, carpet flooring in living room, coving, fitted roller blinds and chandelier, open fire place with black marble hearth and wooden surround.



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Kitchen/  
Lounge area

**4.40m x 7.70m**

Wood flooring, coving, open fire place with tiled surround, fitted lights, thermostat, hot press with shelves, tiled flooring in kitchen, coving, shaker style floor to wall kitchen cabinets, integrated oven, hob, extractor fan, dishwasher, freestanding fridge/freezer, fitted roller blinds and tiled splashback.

Utility Room

**4.00m x 1.80m**

Tiled flooring, light fitting, roller blinds, fully plumbed, stainless-steel sink and a counter top with storage cabinets.

Master  
Bedroom  
(Including  
Ensuite)

**4.20m x 4.00m**

Carpet flooring, fitted light, coving, blinds, curtains and wardrobes.



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|           |                |                                                                                                                                                           |
|-----------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| En-suite  | 1.70 m x 1.70m | Tiled flooring, partial tiled walls with wallpaper, fitted extractor fan, window, w.c., w.h.b., fitted mirror and shower cubicle with Mira shower system. |
| Bedroom 2 | 4.10m x 4.10m  | Carpet flooring, hanging pendant light with shade, coving, roller blinds and curtains.                                                                    |
| Bedroom 3 | 3.3m x 3.90m   | Carpet flooring, hanging pendant light with shade, wood panelled ceiling, roller blinds with additional storage space.                                    |



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## Family Bathroom

**2.70m x 3.10m**

Tiled flooring, partially tiled walls with wallpaper, w.c., wh.b. with vanity unit, fitted mirror, shower cubicle with Mira shower system, bathtub, window, extractor fan and fitted roller blinds.

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First Floor Storage currently laid out as follows:

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## Landing

**4.50m x 1.70m**

Carpet flooring from stairway to landing, wood panelled ceiling, fitted wall lights and eaves storage space.

## Playroom

**3.10m x 2.00m**

Carpet flooring, wood panelled ceiling, fitted wall light and eaves storage space.



# Accommodation

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Bedroom  
(Including  
Ensuite)

**4.20m x 4.00m**

Carpet flooring, light fitting, coving, blinds, curtains and wardrobes.

En-suite

**1.70m x 1.70m**

Tiled flooring,  $\frac{3}{4}$  tiled walls with wallpaper, fitted extractor fan, window, w.c., w.h.b., fitted mirror and shower cubicle with Mira shower system.

First Floor  
Bathroom

**1.90m x 2.30m**

Fully tiled, window, w.c., w.h.b. with fitted shaving light, shower cubicle with Creda shower system and fitted cabinets.



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Office/study    **8.50m x 2.90m**

Carpet flooring, hanging pendant light, wood panelled ceiling, roller blinds and access to eaves storage space.

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## Outside

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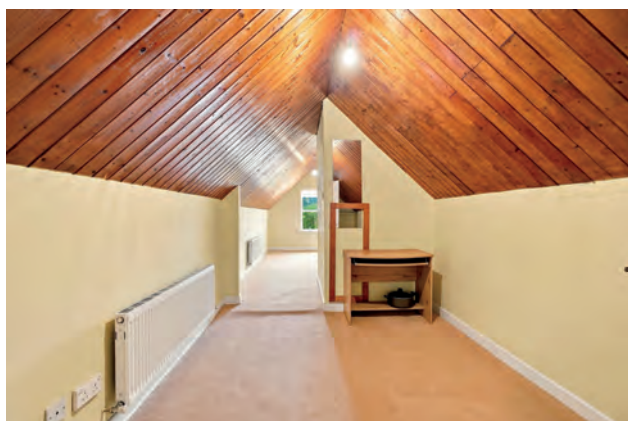
Garage    **4.80m x 6.50m**

Light fitting, additional sockets and roller shutter doors.

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## Garden

Pristine lawn areas on all sides, west facing stone paved patio, timber fenced surround, and oil tank with timber fenced & mature hedging surround.



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## Additional Information:

Gross internal floor area approx. 243.7 sq.m  
including attic of 109.22 sq.m

Built in 1970

Overall site area approx. 0.56 acres

Lawn areas

West facing garden and patio area

PVC fascias and soffits

Outside tap

Outside lighting

## Items Included in sale:

All light fittings, curtains, blinds, free  
standing fridge/freezer, extractor fan, oven,  
hob and dishwasher.

## Services:

Mains water

Septic tank

Oil fired central heating

## Entrance Driveway:

South/west facing with tarmac driveway, lawn area, mature hedging and trees surround,  
wooden front gate and an outdoor tap.



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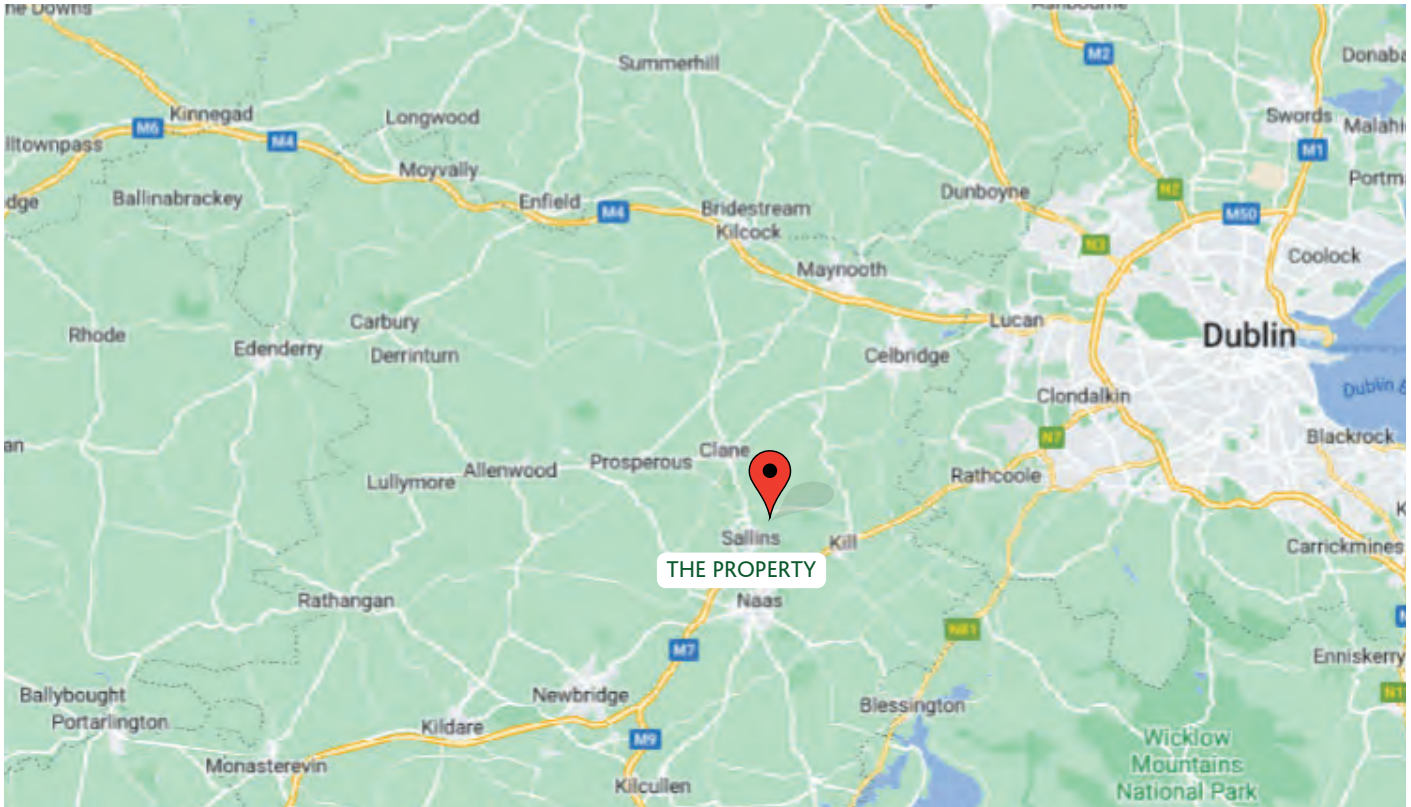
# Floor Plans

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# Directions

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## Directions

W91 F5Y4

**BER**

**BER F**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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