

Residential

Coonan
PROPERTY



29 Rosedale, Millfarm, Dunboyne, Co. Meath

- Coonan Property presents an immaculate four-bedroom family home, enhanced by a kitchen extension, extending to approximately 127.5 sq.m
- Accommodation comprises of hallway, living room, kitchen/dining/lounge area, utility room, guest w.c., a spacious shomera, four bedrooms (master ensuite) and family bathroom
- Features a spacious shomera, fully insulated, fitted bar, wood panelled ceilings, can be used for gym, home office or additional family living space
- Peaceful cul-de-sac setting with a large open green nearby—perfect for families and safe outdoor play
- Ideally located within walking distance of Dunboyne Village, offering a vibrant mix of cafés, restaurants, shops and local services including SuperValu, Spar, pharmacies and banks
- Excellent educational facilities close by, including primary, secondary schools, St. Peter's College and Dunboyne College of Further Education—providing a full range of options for all ages
- Served by Dublin Bus, Bus Éireann, Dunboyne Train Station and M3 motorway

**4 bedroom semi-detached house
extending to approx.
128 sq.m (1,378 sq.ft)**

**Guide Price:
€565,000**

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway
(Include Guest
W.C)

2.1m x 5.2m

Solid oak flooring, radiator cover, coving, hanging pendant light with shade, alarm panel, thermostat and storage under stairway.

Guest W.C.

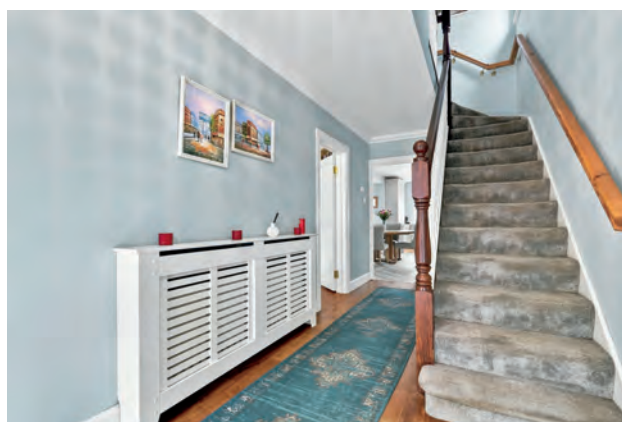
1.6m x 0.7m

Fully tiled, w.c., w.h.b. with fitted vanity unit, window and light fitting.

Living Room

4m x 6.4m

Solid oak flooring, chandelier, bespoke cabinet and shelves, coving, bay window with curtains and roller blinds, Henley solid fuel stove, quartz hearth and surround.



Accommodation

Coonan
PROPERTY

Kitchen/
Dining/
Lounge Area
(Including
Utility)

6m x 3m,
3.2m x 4.1m

Open plan space with herringbone tiled flooring in kitchen, recessed lights, shaker style floor to wall kitchen cabinets, quartz worktop, integrated induction hob, extractor fan, NordMende dishwasher, stainless steel sink with boiling water tap, integrated fridge/freezer, double oven, microwave and roller blinds, solid oak flooring in dining/lounge area, coving, hanging pendant light, sliding glass doors leading to rear garden and a feature wallpaper wall.

Utility Room

1.5m x 1.2m

Herringbone tiled flooring, hanging pendant light, fitted cabinet, fully plumbed, gas boiler and a door leading to side entrance.



Accommodation

Coonan
PROPERTY

Landing	3.5m x 2.9m	Carpet flooring from stairway to landing, light fitting, roller blinds, hot press with shelves and access to attic via fitted ladder.
Master Bedroom	3.7m x 4.3m	Laminate flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobes with mirror.
En-suite	2m x 1.4m	Fully tiled with light fitting, extractor fan, w.c., w.h.b., fitted vanity unit with mirror, fitted heated vertical towel rail, standing shower with a monsoon shower head and integrated shelves.



Accommodation

Coonan
PROPERTY

**Bedroom 2
(Front)**

2.4m x 3.1m

Carpet flooring, hanging pendant light with shade, roller blinds and fitted wardrobe with shelves.

**Bedroom 3
(Rear)**

3.7m x 2.8m

Laminate flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobe with mirror.

**Bedroom 4
(Rear)**

2.4m x 4m

Carpet flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobe with mirror.



Accommodation

Coonan
PROPERTY

Family Bathroom

2.7m x 1.5m

Fully tiled, recessed lights, Velux window, w.c., w.h.b. with fitted vanity unit, fitted mirror and shaving light, fitted heated vertical towel rail, standing shower with wet area and intergrated shevles.

Garden

Limestone paving, raised flower beds, outdoor tap, outdoor light and a wooden shed.

Shomera

5.8m x 4.2m

Laminate floor, spotlights, two Velux windows, semi wood panelled walls, wood panel ceiling, bespoke bar area with shelves, fitted mirror and additional sockets.



Accommodation

Coonan
PROPERTY

Additional Information:

Built in 1997
PVC fascias and soffits surround
Solid oak flooring sanded down 2 years prior
All bathroom renovations done 5/6 years prior
Kitchen/dining renovations done 2 years prior
Gas boiler serviced annually
Water pump

Items Included in sale:

Integrated double oven, hob, extractor fan, NordMende dishwasher, fridge/freezer, microwave, stainless steel sink, wood shed, radiator cover, all blinds, curtains and light shades.

Services:

Mains water
Gas fired central heating

Entrance Driveway:

Cobble lock driveway and able to fit two family cars, side entrance with wooden gate and an outdoor light.



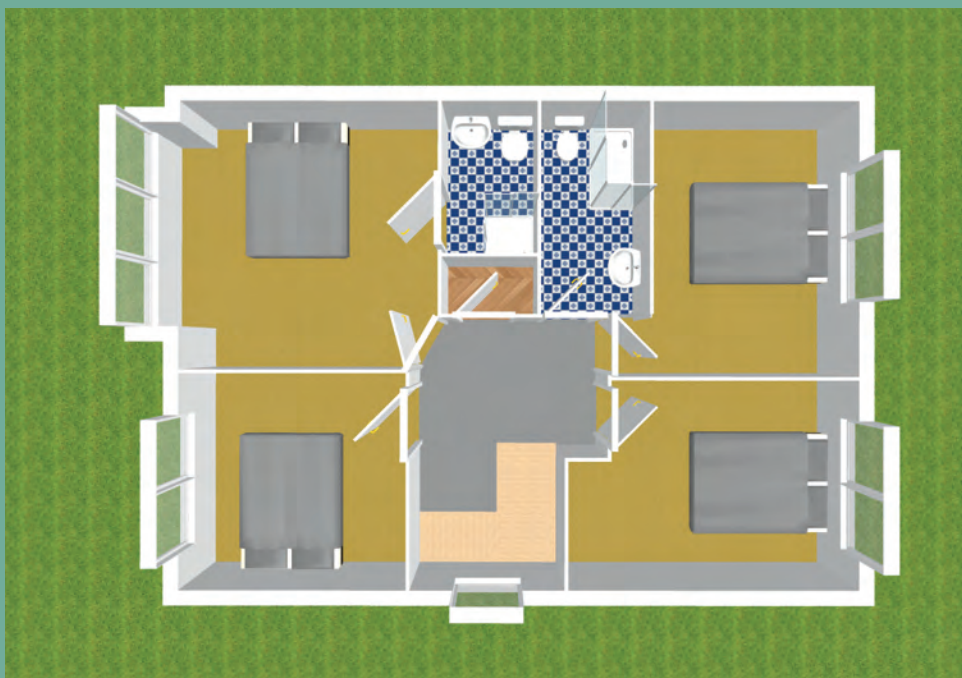
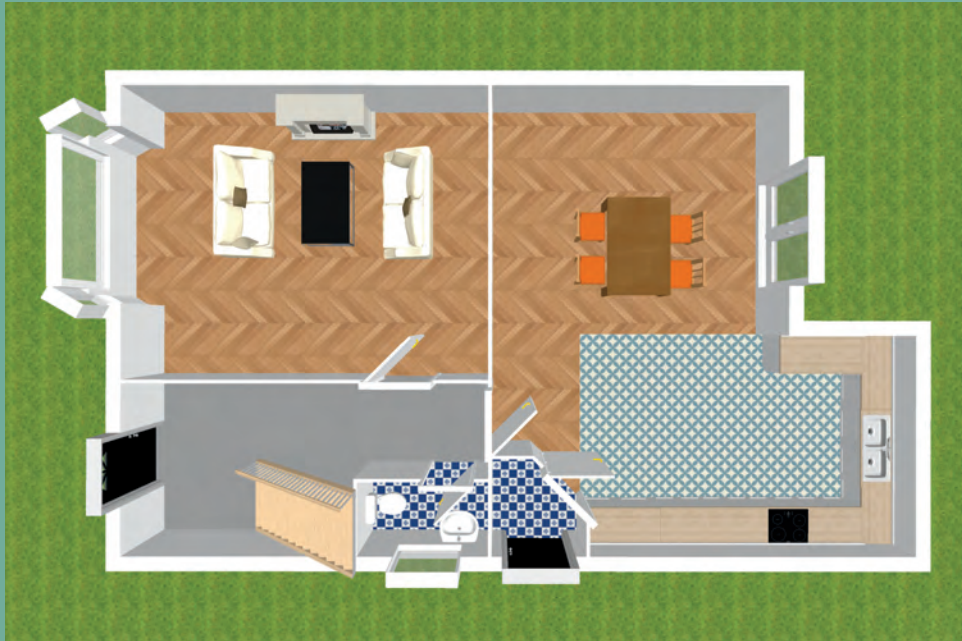
Accommodation

Coonan
PROPERTY



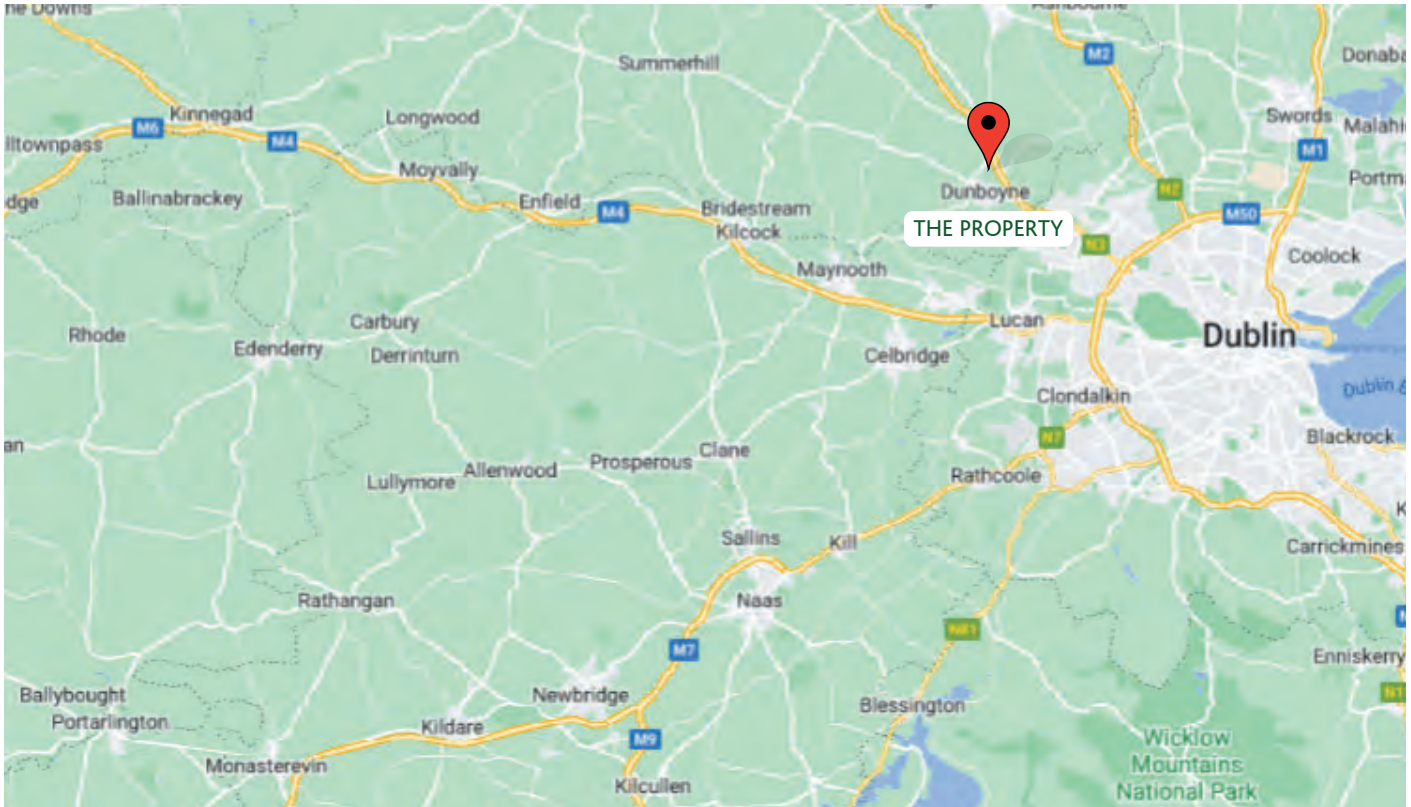
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

A86 FY97

BER

BER C

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016286128

mickw@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

01 505 2718

admin@coonanmortgage.com

coonan.com