



Clonkeeran, Carbury, Co. Kildare

- Spacious four-bedroom bungalow extending to approx. 127 sq.m, set on 0.61 acres, divided between two separate entrances - one for the main residence and plot/yard
- Accommodation comprises of hallway, kitchen/lounge/dining area, living room, utility room, guest w.c. and family bathroom
- Approached by electric gates with a tarmacadam driveway, surrounded by a beautifully maintained mature garden, plus an additional corrugated metal and block-built outbuilding subdivided
- Ideally located approx. 5km from the village of Johnstown Bridge and 8km from Enfield, both offering a wide range of schools, restaurants, cafés, and sporting facilities
- Excellent transport links with Enfield train station, regular bus services nearby and easy access to the M4 motorway for convenient commuting

**4 bedroom bungalow
house extending to
approx. 127 sq.m
(1,367 sq.ft)**

**Guide Price:
€425,000**

Private Treaty

Accommodation

Coonan
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Entrance
Hallway

4.48m x 1.53m

Semi-solid flooring, decorative coving and cornice, dado rail, feature wall paper.

Living Room

4.84m x 3.78m

Fully carpeted, feature fireplace with marble and wooden surround, decorative coving and cornice.

Inner Hallway

1.96m x 8.77m

Semi-solid flooring.



Accommodation

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Bedroom 1 **3.48m x 2.96** Fully carpeted, additional sockets.

Bedroom 2 **3.51m x 3.43m** Laminate flooring, fitted wardrobes, additional shelving.

Bedroom 3 **3.00m x 4.67m** Laminate floor, fitted wardrobes, vanity unit, TV point, additional sockets.



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Bedroom 4 **2.73m x 3.99m** Fully carpeted, additional sockets.

Bathroom **3.00m x 1.76m** Fully tiled, wet room shower enclosed with Triton electric shower and recessed shelf storage, w.c., w.h.b with soft close drawer style vanity unit, LED mirror, extractor fan, towel radiator, Hotpress.

**Kitchen/
Dining/
Lounge area** **2.97m x 8.00m** Open plan with well-defined dining area, tiled floor in kitchen, fully fitted kitchen with breakfast bar area, freestanding electric cooker, extractor fan, stainless steel sink, additional breakfast bar counter top with seating, glass and wall cabinets overhead, space for fridge freezer. Hard wood floor in spacious dining/lounge area, fireplace with stove and wood mantlepiece, TV point, decorative coving and cornicing throughout.



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Utility Room **1.855 x 2.75m**

Tiled floor, additional cabinet and drawer units and worktop, plumbed for a washing machine.

Guest W.C. **0.83m x 2.00m**

Tiled floor, w.c., w.h.b.

**Garden &
Paved yard**

Mature trees, shrubs, and hedging surround a lawn to the front, with a vegetable patch to the rear. A paved yard lies behind the property, featuring a corrugated metal and block built shed subdivided into lean two and enclosed garage. Access to an additional plot/yard adjacent to main residence.



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Additional Information:

Built in 1994

Galvanised wood shed 6.24m x 4.74m

Galvanised block built shed 5.98m x 4.85m

Items Included in sale:

Fixtures fittings and window dressings including blinds.

Services:

Septic Tank

Mains Water (option for a private well)

OFCH

Entrance Driveway:

Approached via electric cast-iron gates with cattle grid and tarmacadam driveway with a pedestrian gate and pathway to the house, wooden panel fence & beech hedge surround. Garden with lawn surrounding house, with trees to front, rockery and sensor lights. Separate gated entrance for plot/yard adjoining the property.



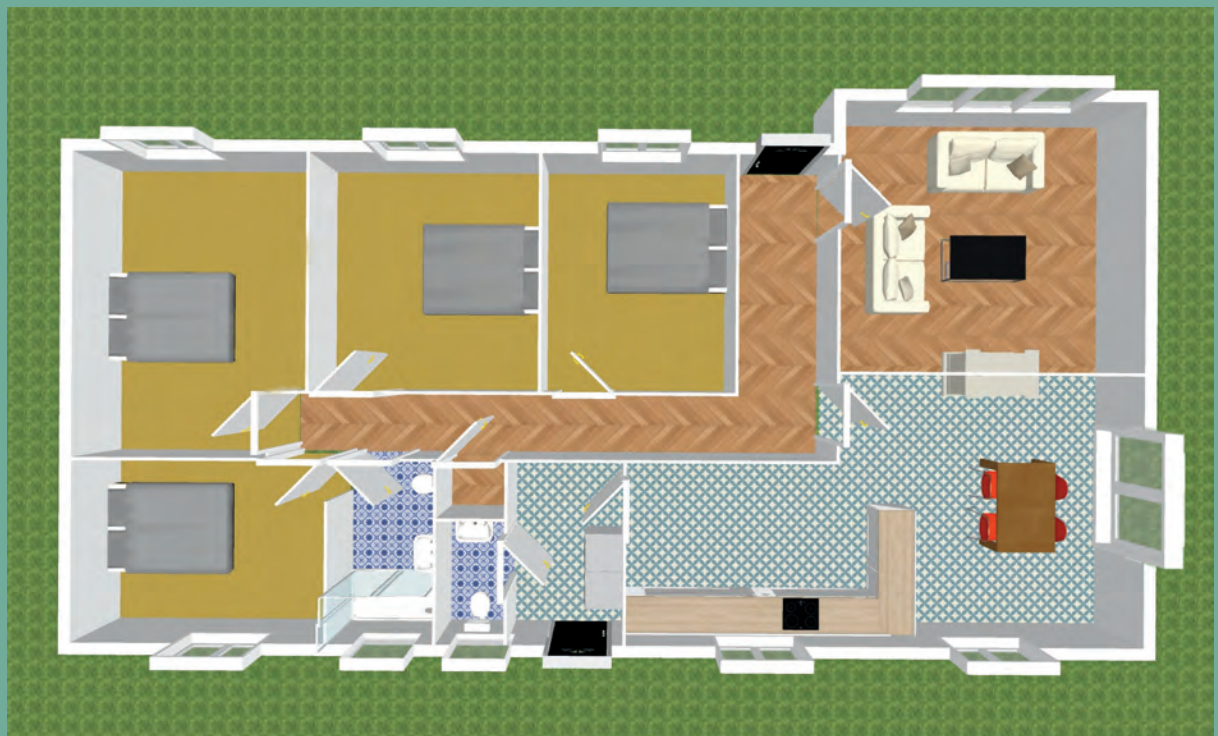
Accommodation

Coonan
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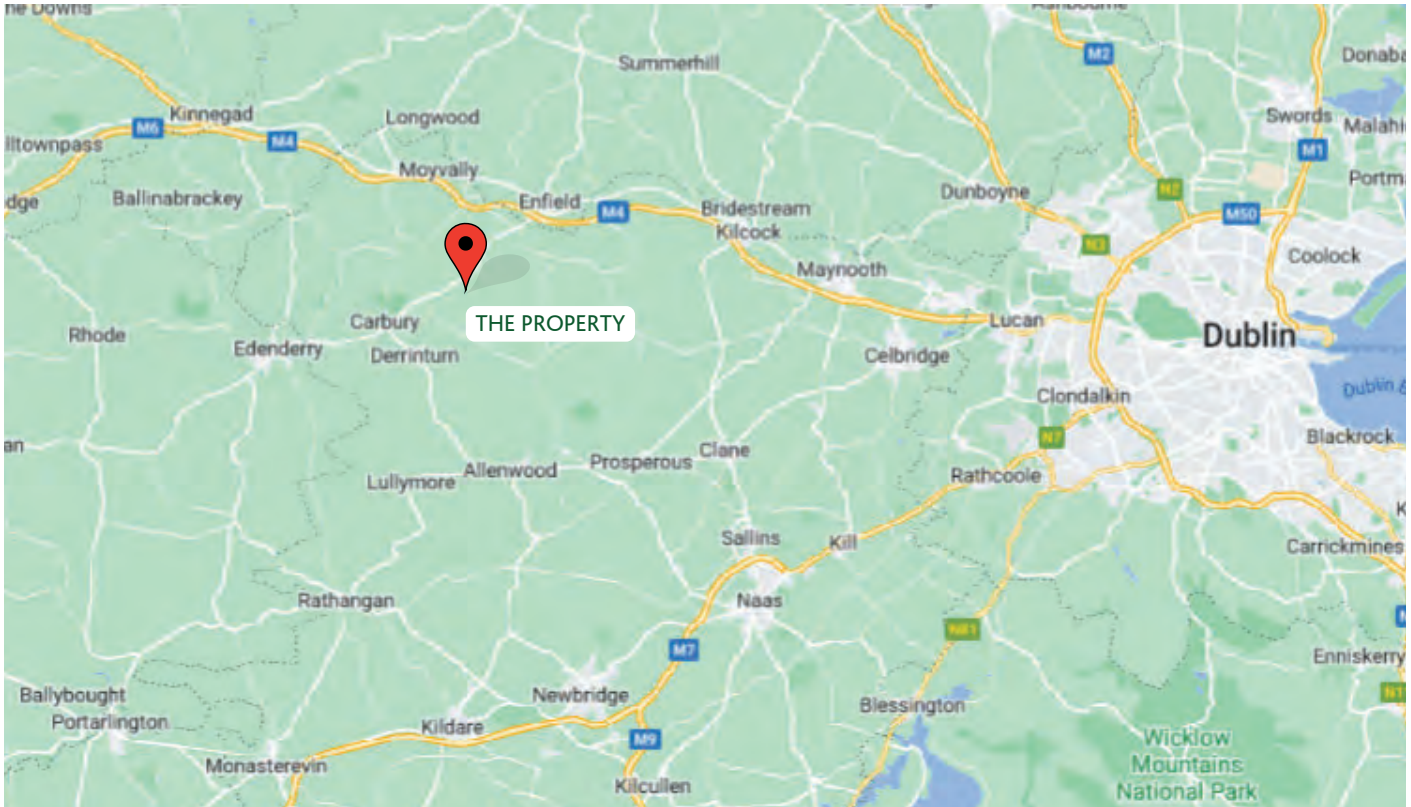
Floor Plans

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Directions

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Directions

W91 VX5E

BER

BER C

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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