Residential

Coonan
PROPERTY

Birchwood Lodge,
Old School Road,
Rathcoffey Co. Kildare

- Exceptional 5 bed residence extending to 2,700 sq ft on approx. 0.75 acre site
- Beautifully presented home which has undergone extensive refurbishment in recent years and now features a contemporary kitchen, oak flooring and stylish bathrooms to name but a few.
- Briefly comprises entrance hallway, living room, open plan kitchen/ dining room, tv room, study, utility room, 5 bedrooms including master ensuite and 2 bathrooms
- Generously proportioned and light filled living accommodation with rooms to suit many uses including, home office, playroom or gym
- Meticulously maintained grounds with sweeping pebble driveway, mature hedging and trees and stunning lawns
- Children's recreation area
- Ideally located on the School Road, as the names suggests just a short walk from the local school with coffee shop and GAA club nearby
- Just a short drive from Clane, Celbridge and Maynooth
- Approx. 8km from M4 with easy access to the M50, Dublin City centre and Airport

5 bedroom residence extending to 2,700 sq ft on approx. 0.75 acre site

Guide Price:
€775,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	4.74m x 2.45m	Solid oak flooring, panelled walls and recessed lights.
Inner hallway	9.15m x 0.96m	Solid oak flooring, stair case, hot-press and recessed lights.
Living Room	6m x 4.55m	Solid oak flooring, feature fireplace with granite hearth, wall lights, curtain pole, curtains and light fitting.

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Open Plan Kitchen/ Dining/Living Room	**10.35m x 3.85m + 4.51m x 3.25m**	Solid oak flooring, contemporary high gloss wall and floor units, Neff gas hob, extractor fan, double oven, dishwasher, stainless steel sink, breakfast bar with storage, recessed lights, wall lights, bay window with window seat overlooking the garden area, curtains, Velux windows, larder room and archway leading into t.v. room.
T.V. Room	**3.1m x 4.42m**	Solid oak flooring, t.v. point and recessed lights.
Utility Room	**4.78m x 2.64m**	Solid oak flooring, fully plumbed, wall and floor units, shelving and door leading to rear garden.

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Ground Floor :

Master Bedroom	3.42m x 4.68m	Carpet, hanging bedside lights and curtains poles.
Walk- in-wardrobe	3.84m x 1.63m	Fully railed and shelved, solid oak flooring and light fitting.
Ensuite	3.81m x 1.71m	Wet room shower with monsoon shower head, w.c., w.h.b. with built in vanity unit, chrome heated towel rail and fitted mirror with shaving lights.

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Bedroom 2	**2.57m x 5.57m**	Wooden floor, curtain pole and feature fireplace with marble hearth.
Bedroom 3	**2.6m x 2.9m**	Solid oak flooring, curtain poles and fitted shelves.
Study	**2.54m x 3.9m**	Carpet, shelving and curtains.
Family Bathroom	**3.55m x 3.97m**	Tiled flooring, wet room with electric T90 shower, free standing bath, light fitting, shutter blinds, w.h.b., w.c., shaving light, mirror, vertical heated towel rail and wall lights.

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Landing	2.25m x 3.24m	Carpet, Velux window and recessed lights.
Bedroom 4	4.65m x 5.04m	Solid oak flooring, access to eaves storage, curtains and facing front.
Bedroom 5	3.65m x 5.55m	Solid oak flooring and access to eaves storage.
Bathroom	1.81m x 2.27m	Tiled, shower cubicle with triton t90 electric shower, w.c. w.h.b., fitted towel rail and light fitting.

Garden	Mature lawns, hedge surround, pebbled driveway and path surrounding house, red robin hedge, mature trees and shrubs.

Additional Information:

Overall size approx. 2700sq.ft
Sits on approx. 0.75 acre
Gated entrance
Sash windows
Central vacuum system
PVC fascia & soffits
Outside lights & sockets
Not overlooked
Concrete base for a shed with services
Decking area
Barna shed

Services:

Oil fired central heating
Mains water
Bio cycle sewerage treatment system

Items Included in sale:

Neff gas hob, extractor fan, double oven, dishwasher and shutter blinds.

Directions

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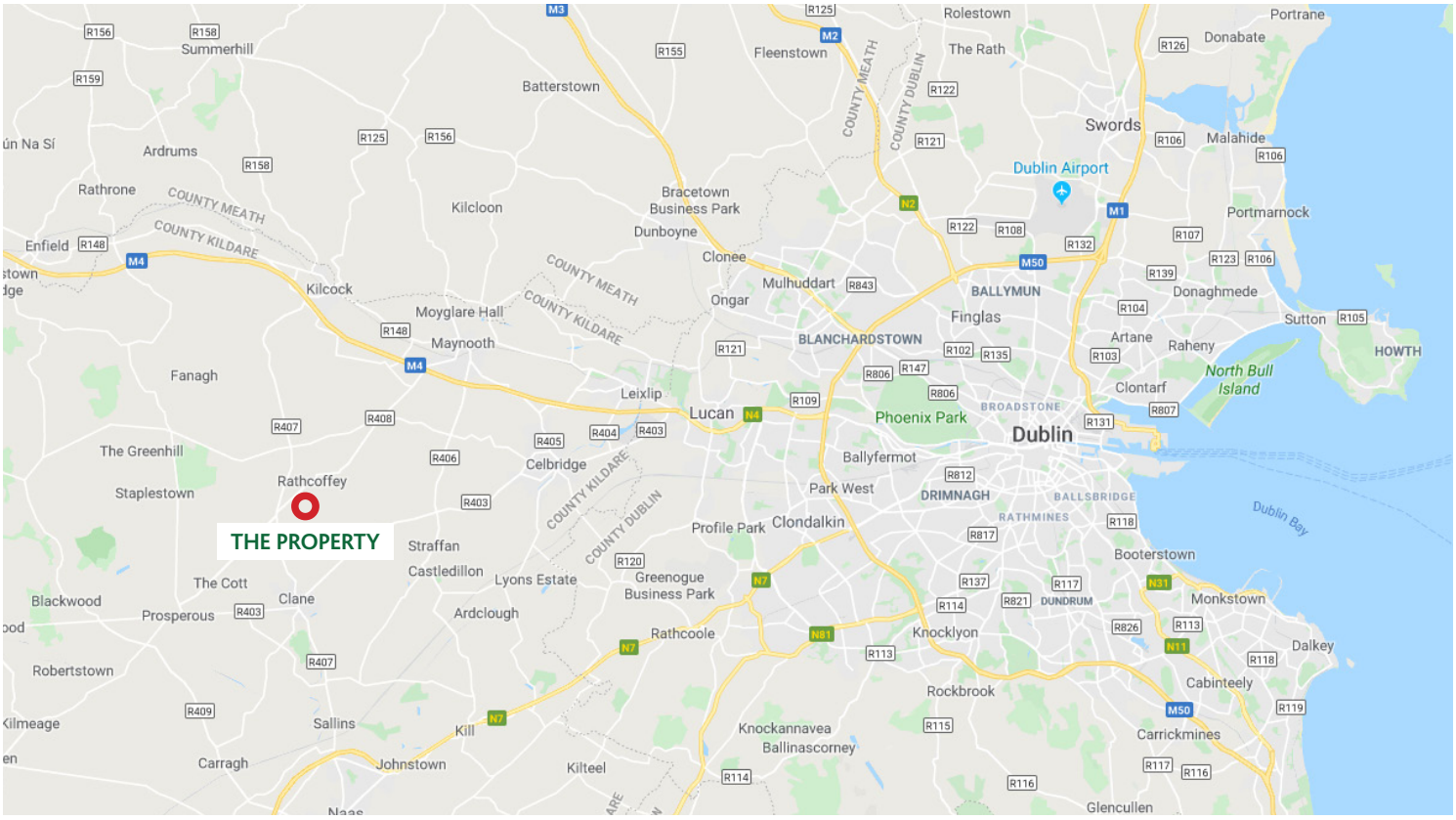

Directions:

Eircode
W91 VE26

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:
Sales Person
Mick Wright
016286128

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