

Residential

Coonan
PROPERTY



Harlockstown, Dunboyne, Co. Meath

- Spacious 5 bedroom property on approx. 0.5acre located close to Dunboyne and Maynooth
- Property extends to approx. 157 sq.m
- Briefly comprises main hallway, living room, dining room, kitchen, utility room, study, 5 bedrooms and 2 bathrooms
- Sits on a well maintained site of approx. 0.5 acres with tarmacadam driveway, block built garage, lawns front and back
- Idyllic rural setting just minutes from all local amenities of nearby towns Dunboyne and Maynooth
- 5km from Dunboyne and 8km from Maynooth
- Short commute to Dublin with easy access to M3 motorway and Dunboyne Train station

5 bedroom detached

Guide Price:

€450,000

Private Treaty

Accommodation

Coonan
PROPERTY

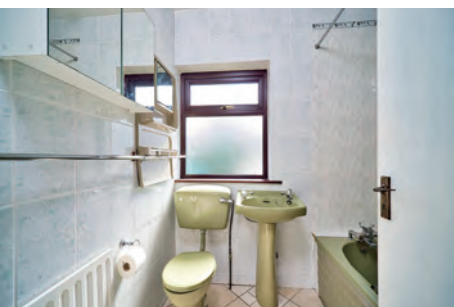
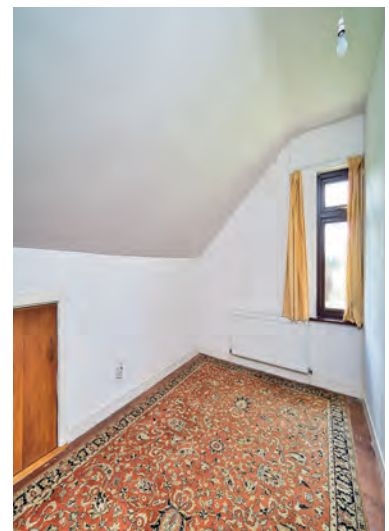
Entrance Porch	9.5m x 1.8m	Covered area to the front of property.
Entrance Hall	3.54m x 5.28m	Carpet and light fitting.
Living Room	6m x 3.55m	Carpet, fireplace, coving, wall lights, tv point, light fitting, curtains and double doors into dining room.
Dining Room	3.15m x 3.03m	Carpet, coving, curtains and light fitting.
Kitchen	5.02m x 3.2m	T & G wood flooring, fitted wall and floor units, stainless steel sink, light fitting and appliances.
Utility	2.22m x 2.01m	Fully plumbed, sink and door leading to rear garden.
Bedroom 1	3.23m x 3.73m	Carpet, fitted wardrobes, curtains and light fitting.



Accommodation

Coonan
PROPERTY

Bedroom 2	3.21m x 2.72m	Carpet, curtains and light fitting..
Study	3.15m x 2.15m	Wood flooring and light fitting.
Landing	3.0m x 3.03m	Carpet, hot press and light fitting.
Bedroom 3	4.25m x 4.82m	Carpet, fitted wardrobes, curtains, access to eaves storage and light fitting.
Bedroom 4	3.45m x 2.59m	T & G wood flooring, access to eaves storage, curtains, sink and light fitting.
Bedroom 5	2.94m x 3.71m	Carpet, walk-in-wardrobe, curtains, access to eaves storage, sink and light fitting.
Shower Room	2.02m x 2.22m	Lino flooring, shower cubicle with electric shower, w.c., w.h.b, light fitting and access to attic.



Accommodation

Coonan
PROPERTY

Additional Information:

Year of construction 1981
Gated entrance
Tarmacadam driveway surrounding house
Lawn area
Mature trees and shrubs
Lawn to rear
Block built garage
Outside lights
Outside tap
Double glazed windows throughout
Large floored attic space

Items Included in sale:

Curtains and light fittings.

Services:

Bio cycle sewerage treatment system
Well water
Oil fired central heating

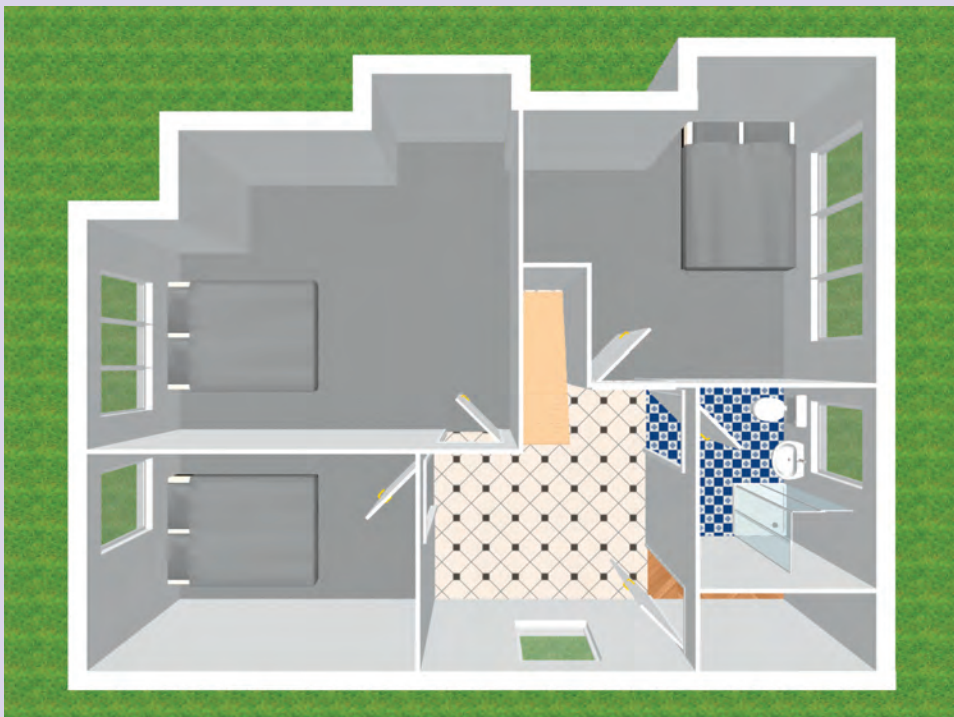
Block built shed 7.65m x 5.65m

Mezzanine storage area and power supply.



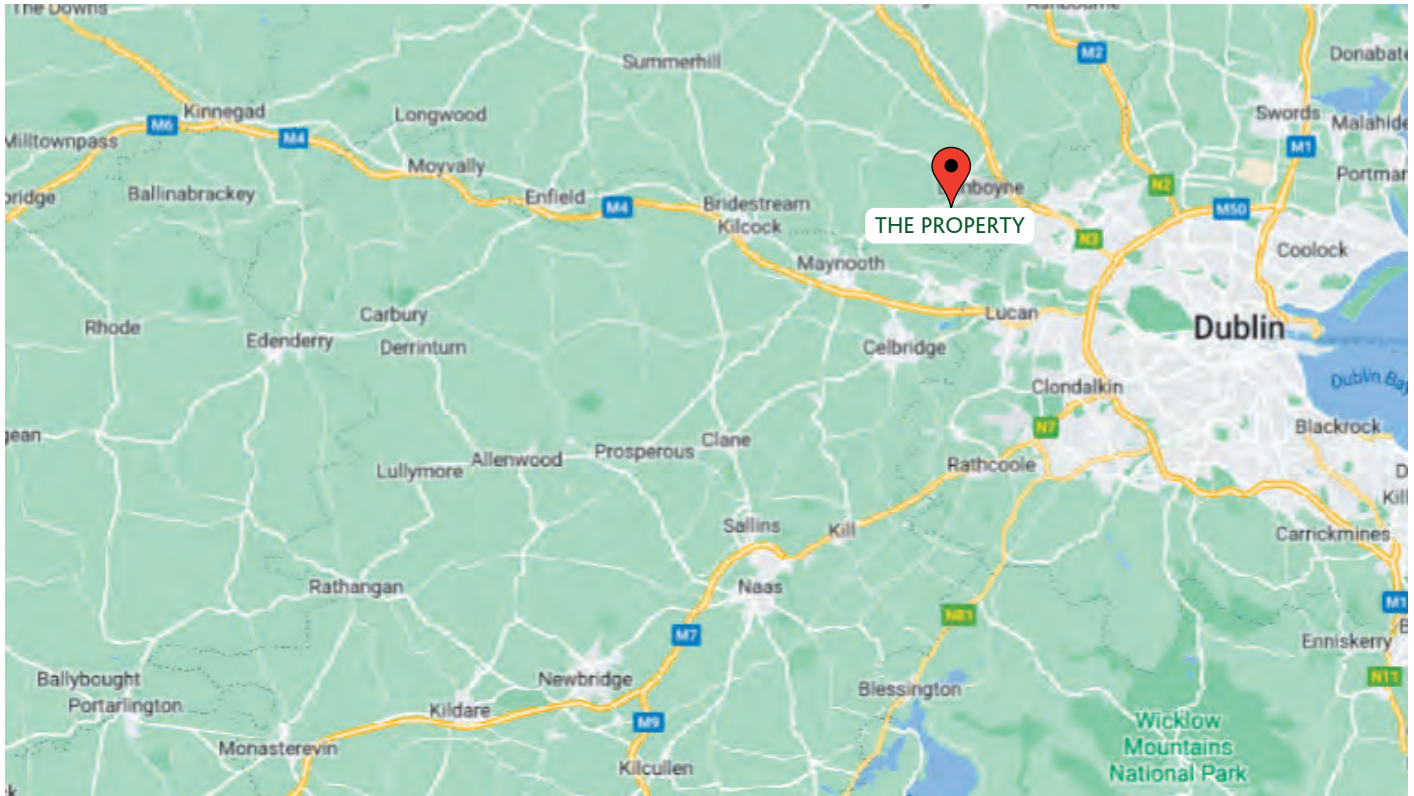
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions:

Eircode: A86 TX88

BER

BER D1

VIEWING

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

01628 8400

E: mickw@coonan.com

COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration 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 do 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. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

coonan.com