



**SUPERB 4 BEDROOM DETACHED DORMER BUNGALOW ON C. 1.2 ACRE SITE**

**Larcon House, Clonshanbo, Donadea, Naas, Co. Kildare, W91 E225**

**GUIDE PRICE: € 675,000**



**PSRA Reg. No. 001536**

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**FEATURES:**

- \* Electric gates
- \* Gravel driveway
- \* Garage (6.1m x 3.7m) with electricity
- \* Very spacious residence extending to circa 2,400 sq.ft
- \* Hardwood double glazed windows
- \* Zoned oil fired central heating
- \* Less than 10 minutes to Kilcock Train Station / Schools etc.
- \* Less than 15 minutes to the thriving town of Maynooth / Train Station / Shops / University
- \* Local Primary School of Tiermoghán only a few minutes away
- \* Spectacular views of the surrounding countryside
- \* Beautiful and Tranquil Gardens which are private and not overlooked
- \* No onward chain
- \* Approx 6km from M4 Motorway at Junction 8 (Kilcock)

**DESCRIPTION:**

Larcon House is a superb, spacious detached dormer bungalow on approximately c. 1.2 acres of private mature gardens in a quiet but convenient rural setting.

The residence is approached through electric gates via a gravel driveway and extends to circa 223 sq.m./2,400 sq.ft of bright and spacious accommodation with superb views.

Outside, there is a detached garage along with a range of trees, shrubs and hedges and cobble-loc patio and paths.

This is a much sought-after location where properties seldom come up.

**ACCOMMODATION:**

Entrance Hall : 5.23m x 2.90m  
Wooden floor, understairs storage.

Sitting Room : 5.51m x 4.67m  
Fireplace with wooden surround, wooden floor, bay window and coving.

Living Room : 5.99m x 5.05m  
Cast iron fire, bay window, wall lights, wooden floor, coving.

Kitchen/Dining : 6.20m x 4.80m  
Tiled floor, oak built-in ground and eye level units, ceramic sink, integrated dishwasher, NEFF double oven, Whirlpool microwave, granite worktops, Whirlpool ceramic hob, extractor, tiled surround, coving, recessed lights, french doors.

Utility Room : 2.97m x 2.77m  
Tiled floor, built-in ground and eye level presses, s.s. sink unit, plumbed, tiled surround.

Guest WC : 2.67m x 1.19m  
w.c., w.h.b., tiled floor and surround.

Bedroom 4 : 3.99m x 3.61m  
Wooden floor and coving.

**UPSTAIRS**

Bedroom 1 : 4.39m x 3.96m  
With wooden floor.

En-suite : 1.68m x 2.74m  
Vanity w.h.b., fitted presses, w.c., shower, tiled floor and walls.

Bedroom 2 : 3.73m x 4.85m  
Wooden floor, eave storage.

Bathroom : 3.43m x 2.01m  
w.c., w.h.b., bath attachment, bidet, tiled floor and walls.

Bedroom 3 : 3.96m x 3.10m  
With wooden floor.

**OUTSIDE:**

- Detached garage to side (approx 6.1m x 3.7m)
- Outside socket
- Brick/render façade

**SERVICES:**

Mains water (Well also available), oil fired central heating, septic tank.

**INCLUSIONS:**

TBC

**SOLICITOR:**

TBC

**BER:** C2

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