





Rhanna is a charming three-bedroom detached bungalow set on approximately 0.4 acres of mature private grounds in the peaceful countryside of Cornamucklagh, Broadford, Co. Kildare. Presented in excellent condition throughout, this attractive home combines character, comfort and excellent potential for future expansion.

Rhanna, Cornamucklagh, Broadford, Co. Kildare

 1152.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

Extending to approximately 107 sq. m, the property offers bright and well-appointed accommodation comprising a kitchen/dining area, sunroom, comfortable lounge, three bedrooms and family bathroom.

The well-appointed country-style kitchen is a particular feature of the home, with a beautiful Rangemaster range cooker forming an impressive centrepiece.

The adjoining sunroom provides a bright additional living space overlooking the gardens, while the lounge offers a warm and inviting setting with its attractive feature fireplace.

Externally, the property is approached through a private gated entrance onto a generous gravel driveway and is surrounded by mature hedging, established trees and beautifully maintained gardens, providing excellent privacy.

A substantial detached garage provides excellent storage and workshop space.

A major feature of Rhanna is the benefit of full planning permission for a substantial two-storey extension to the rear, offering an exciting opportunity to significantly increase the existing accommodation

Ideally situated in the countryside at Cornamucklagh, Broadford, the property enjoys a tranquil rural setting while remaining within easy reach of Broadford, Edenderry, Enfield and surrounding towns.

Convenient access to the M4 motorway at Enfield provides excellent connectivity to Dublin City and the wider commuter network, combining peaceful country living with excellent accessibility.





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings (excluding sunroom), rangemaster and dishwasher are included in the sale.

ACCOMMODATION

Entrance Hall

With tiled flooring and hardwood front door.

Lounge

14'7" x 9'1"

With wooden flooring, ceiling coving and centrepiece, open fire with marble fireplace and tiled hearth and TV point.

Kitchen/Dining Room

28'8" x 10'5"

With wooden flooring, solid wood built in wall to floor units, quartz countertop and upstand, tiled splashback, Belfast style sink, rangemaster cooker with gas hobs, dishwasher and door to front driveway.

Sunroom

14'5" x 10'6"

With wooden flooring, solid fuel stove and French doors to rear patio.

Bedroom 1

14'7" x 9'9"

With wooden flooring and built in wardrobes.

Bedroom 2

12'4" x 9'4"

With wooden flooring.

Bedroom 3

8'3" x 6'4"

With wooden flooring.

Bathroom

7'6" x 6'8"

With tiled flooring, free standing bath, w.h.b and w.c.

FEATURES

- Presented in excellent condition throughout
- Three-bedroom detached bungalow extending to c. 107 sq. m
- Site extending to c. 0.4 acres
- Substantial detached garage
- Full planning permission for a significant two-storey rear extension
- Mature, landscaped gardens and private grounds
- Well-appointed kitchen with impressive Rangemaster range cooker
- Bright sunroom overlooking the gardens
- Private gated entrance with generous gravel driveway
- Peaceful rural location with convenient access to Enfield, Edenderry and the M4 motorway

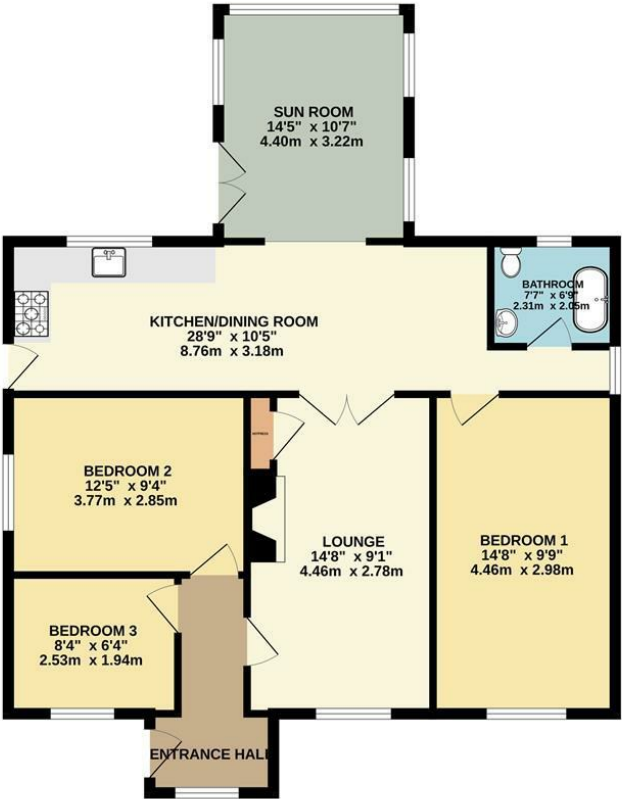
DIRECTIONS

EIRCODE: W91 WC6H



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1152sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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