

Residential

Coonan
PROPERTY



19 The Rise, College Wood Park, Clane, W91 VK07

To register a bid on this property, please visit [coonanlive.com](https://www.coonanlive.com)

- Exceptionally well presented 3 bed semi-detached property that extends to approx. 104sq.m (1,119 sq ft)
- Recently refurbished to a very high standard, including new kitchen.
- Well-proportioned living accommodation with three surprisingly spacious bedrooms.
- College Wood Park is located approx. 1km from Clane Town Centre, and all its amenities
- Sallins Train Station is within 4km, and both N7 & M4 Motorways are within close proximity.

[coonan.com](https://www.coonan.com)

**3 bed
semi-detached
approx. 104sq.m
(1,119 sq ft)**

**Guide Price:
€279,000**

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch

Entrance Hallway

5.37m x 1.92m

New composite door. Tiled floor. Solid timber floor. Radiator cover/ storage cupboard in hall.

Guest Toilet

Sitting Room

4.22m x 3.60m

Mahogany fireplace & marble insert, marble hearth



Accommodation

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Dining Room
Kitchen / Dining

5.6m x 4.4m

Dining solid timber floor, kitchen floor tiled. Contemporary newly decorated bright cream kitchen with chrome handles. Laminate flooring. Energy saving down lighters fitted last year.



Accommodation

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FIRST FLOOR:

Landing	3.4m x 2.6m	Carpet stairs and landing
Master Bedroom	3.9m x 3.2 m	Lovely bright room with big bay window and laminate floors.
Ensuite		Basin with built in cupboard with vanity mirror and light. Extractor fan & triton electric shower
Bedroom 2	3.9m x 2.9m	Blackout blinds and laminate floors.



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Bedroom 3

2.7m x 2.6m

Spacious box room with blackout blind and carpet flooring.

Bathroom

2.7m x 1.9m

Bright bathroom with vanity mirror and light



Floor Plans





Features:

- Barna shed
- Well maintained private not overlooked south west facing garden, patio and grass. Timber fencing.
- House is approx. 20 years old
- Double glaze PVC windows
- New composite front door
- New kitchen 1 year old
- Quiet location
- Lawn with hedging to front of house

Services:

- Oil fired central heating
- Mains water
- Mains sewage

Items Included in sale

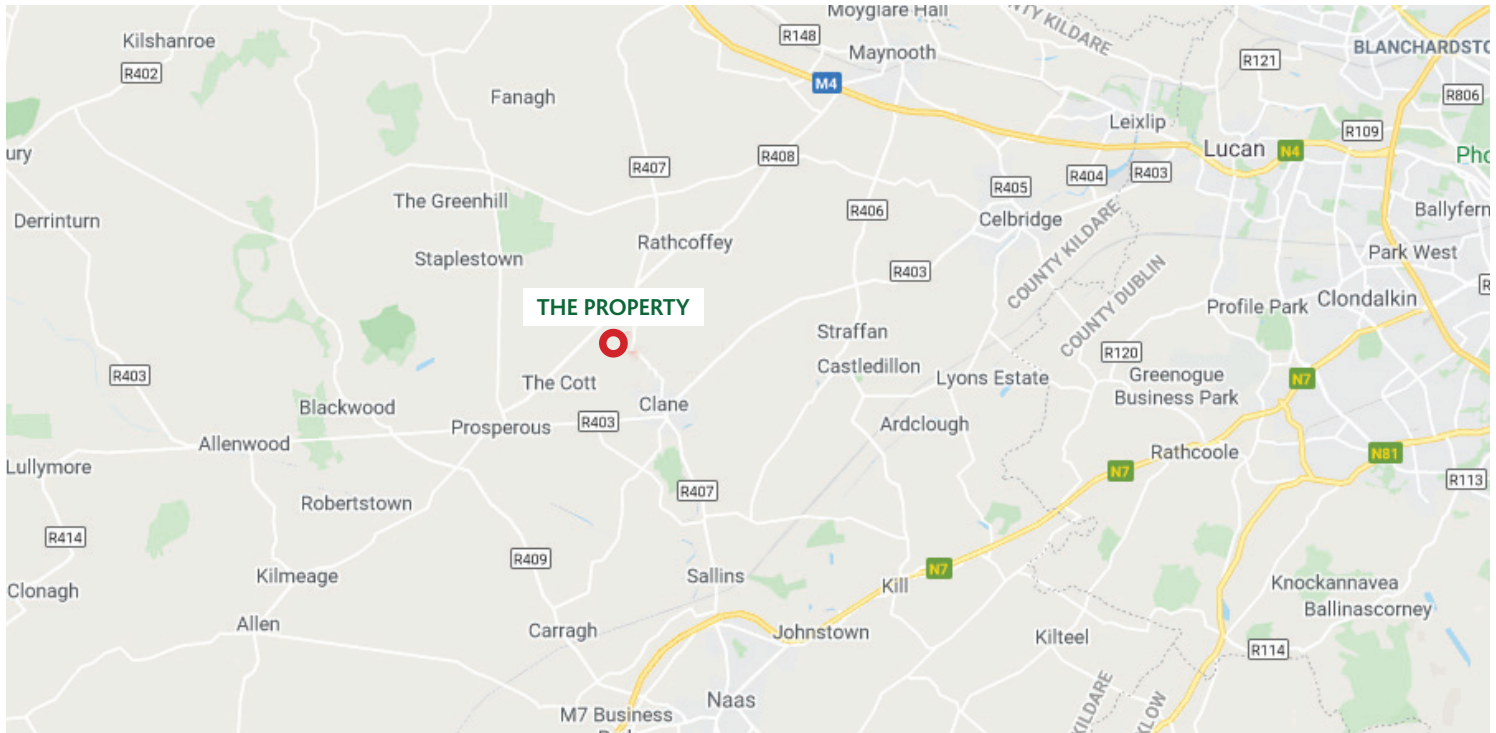
Included in the sale, dishwasher, blinds, light fittings, Belling extractor fan. Barna shed, (steel shed – not included) cooker is not included

BER

C2

Directions

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Directions

From Clane Town, head south on College Rd/R407, turn right onto the Ballinagappa Road. Turn left onto Meadow Court and continue straight onto College Wood Park. Continue straight until you come to a T junction, take the left turn. The subject property is to the left, please see the "For Sale" sign.

Eircode

W91 VK07

Viewing

By prior appointment at any reasonable hour.

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Contact Information
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