

Residential

Coonan
PROPERTY



Sycamore House, Nicholastown, Kilcock, Co. Kildare

- Exceptional residence extending to approx. 250 sq.m. on a fantastic site of approx. 1.3 acres
- Comprises large entrance hallway, living room, kitchen, sunroom/games room, utility room, 4 bedrooms including two ensuite bathrooms, ground floor and 1st floor bathroom and 5th bedroom/office
- The property sits well back from the road on a large site of approx. 1.3 acres and enjoys uninterrupted views across open countryside to the rear
- Approached through a gated entrance onto a long pebble drive leading to the front and rear of the property with meticulously maintained lawns on all sides
- 40 sqm block built shed with power and water supply
- The Greenway is a stunning amenity close to property and Ferrans lock, lock 17 is used for walking, cycling and fishing
- The M4 motorway is a 3-minute drive and 5 minutes to local primary and secondary schools in the village of Kilcock and 20minute drive to Liffey Valley
- A superb family home in a quiet rural setting yet easily accessible to all local amenities including local primary and secondary schools in the village of Kilcock, St. Cocas athletic club, Celtic soccer, GAA club, north Kildare rugby club and canoe polo club

5 bedroom
detached extending
to approx. 250 sq.m.
on a fantastic site of
approx. 1.3 acres

Guide Price:
€675,000

Private Treaty

Accommodation



Entrance Hallway	4.97m x 8.19m	Semi solid oak flooring and light fitting.
Living Room	4.6m x 6.55m	Laminate flooring, feature fireplace with solid fuel stove, light fitting, curtains, radiator cover and double doors leading to sunroom.
Sunroom	4.79m x 4.53m	Carpet, t.v. point, light fitting and double doors leading to garden.



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Kitchen/Dining Room 4.5m x 8.16m

Tiled and laminate flooring, island with breakfast bar, fitted wall and floor units, oven, gas hob, extractor fan, dishwasher, American fridge freezer and double doors leading to rear garden.

Utility Room 1.47m x 3.76mm

Tiled flooring, fully plumbed, fitted units, stainless steel sink pellet stove boiler and door leading to rear garden.



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Bedroom 5/Office	4.47m x 4.43m	Semi solid oak flooring, light fitting and curtains.
Bedroom 4	4.39m x 5.44m	Semi solid oak flooring, t.v. point light fitting and curtains.
Ensuite	2.71m x 2.5m	Tiled flooring, w.c., w.h.b., shower cubicle, shaving light, extractor fan and light fitting.
Landing	4.12m x 3.15m	Laminate flooring, Velux window and attic access via folding stairs.



Accommodation



Master Bedroom	8.62m x 7.78m (including walk- in-wardrobe & ensuite) Solid wood flooring, t.v. point and light fittings. His & her walk-in-wardrobe, fully railed and shelved.
Ensuite	2.55m x 3.57m Fully tiled, bath, w.c., w.h.b., shaving light, extractor fan, Velux window and light fitting.
Bedroom 2	5.5m x 2.82m Laminate flooring, light fitting, t.v. point and Velux window.



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Bedroom 3

5.56m x 2.86m

Laminate flooring, light fitting, t.v. point and Velux window.

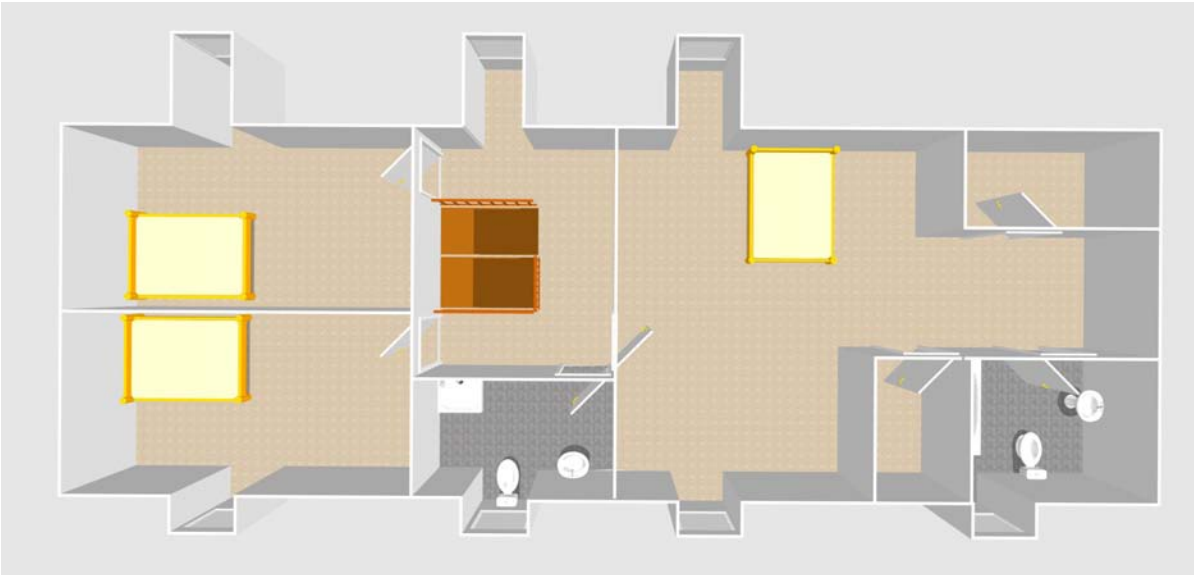
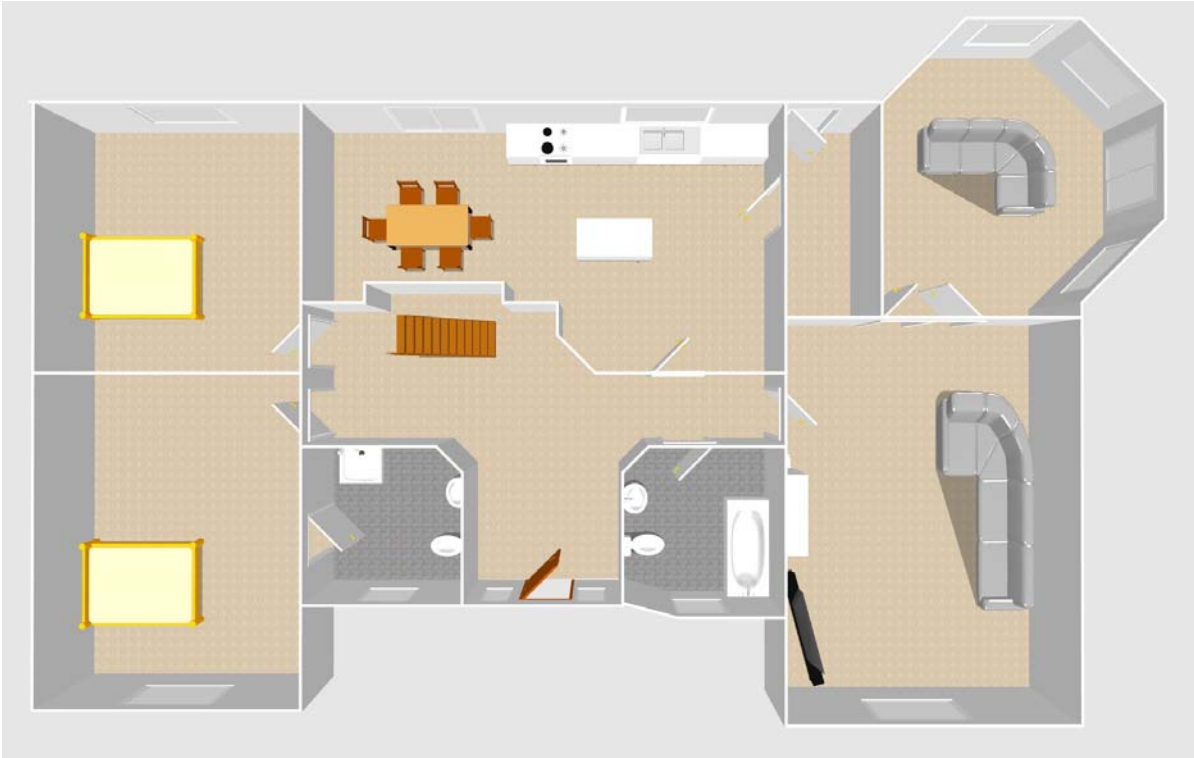
Bathroom

1.61. x 3.15m

Tiled flooring, shower cubicle with Triton t90 electric shower, w.c., w.h.b., shaving light, extractor fan, Velux window and light fitting.



Floor Plans





Block built shed

7.85m x 5.15m

Roller shutter door and electricity supply.

Additional Information:

Fibre optic broadband
Overall size approx. 250 sqm
South facing rear garden
Gated entrance
Pebbled driveway
Mature trees and shrubs
Fenced surround
Well maintained lawns
PVC fascia and soffits
Outside tap

Services:

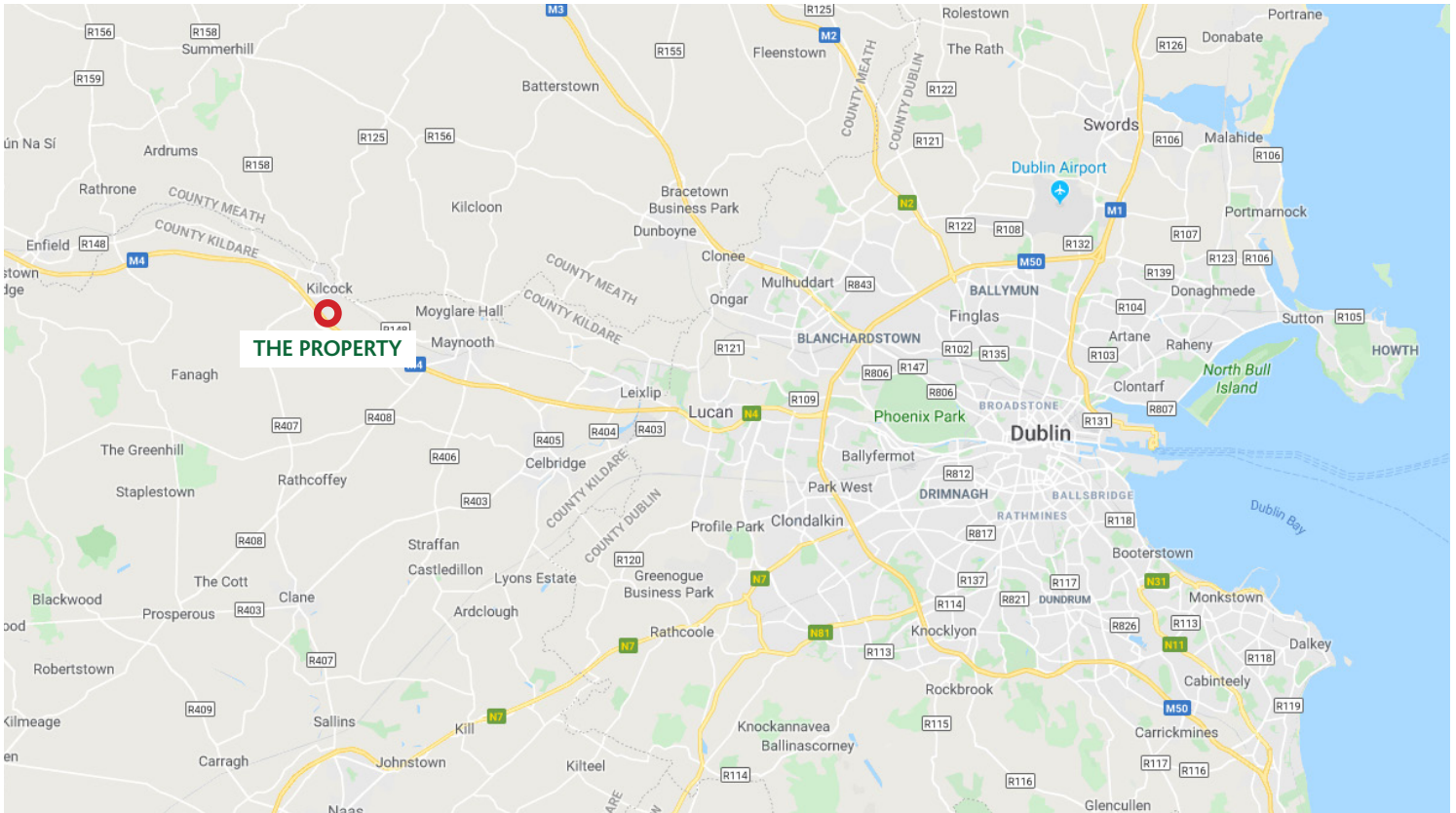
Wood pellet stove heating
Well water
Bio cycle treatment system

Items Included in sale:

Oven, gas hob, extractor fan, dishwasher, American fridge freezer and light fittings.

Directions

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Directions:

Eircode
W23 XR2X

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Contact Information:

Sales Person
Mick Wright
016286128

VIEWING

By prior appointment at any reasonable hour.

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