

Residential

Coonan
PROPERTY



14 The Court, Ledwill Park, Kilcock, Co. Kildare

- Excellent A2 rated 3 bedroom home extending to approx. 102 sq.m (1,098 sq.ft)
- Accommodation comprises main hallway, w.c., living room, kitchen/dining room, 3 bedrooms inc. master ensuite and family bathroom
- Presents like a new home with absolutely nothing to do
- Private rear garden which is not overlooked
- Cobble locked front driveway with parking for 2 cars
- Ledwill Park is surrounded by a wealth of local amenities including well established local schools and sports clubs including Kilcock GAA and clubs
- Excellent transport links with Kilcock railway station, Dublin bus services and the M4 motorway

3 bedroom
Semi- Detached
approx. 102 sq.m
(1,098 sq.ft)

Guide Price:
€380,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	5.53m x 1.94m	Laminate flooring, recessed lights and under stairs storage.
Guest W.C.	1.56m x 1.56m	Tiled flooring, tiled splashback, w.c., w.h.b., extractor fan and light fitting.
Living Room	3.88m x 4m	Laminate flooring, recessed lights, t.v. point and roller blinds.



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Kitchen/Dining Room **4.91m (max)
x 5.85m**

Laminate flooring, recessed lights, shaker style wall and floor units, oven, hob, extractor fan, integrated dishwasher, roller blinds and double French doors leading to rear garden.



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1st FLOOR:

Landing	3.63m x 1.29m	Carpet, hot-press, attic access via Stira ladder and recessed lights.
Master Bedroom	4.12m x 3.29m	Carpet, fitted wardrobes, blinds and light fitting.
Ensuite	2.58m x 1.78m	Tiled flooring, partially tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b., extractor fan, chrome heated towel rail and light fitting.



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Bedroom 2	3.28m x 3.46m	Carpet, fitted wardrobes, blinds and light fitting.
Bedroom 3	3.2m x 2.3m	Carpet, blinds and light fitting.
Bathroom	2.22m x 1.91m	Tiled flooring, partially tiled walls, bath, w.c., w.h.b., chrome heated towel rail, extractor fan and light fitting.





Services:

Mains water
Mains sewerage
Air to water heat pump heating system

Items Included in sale:

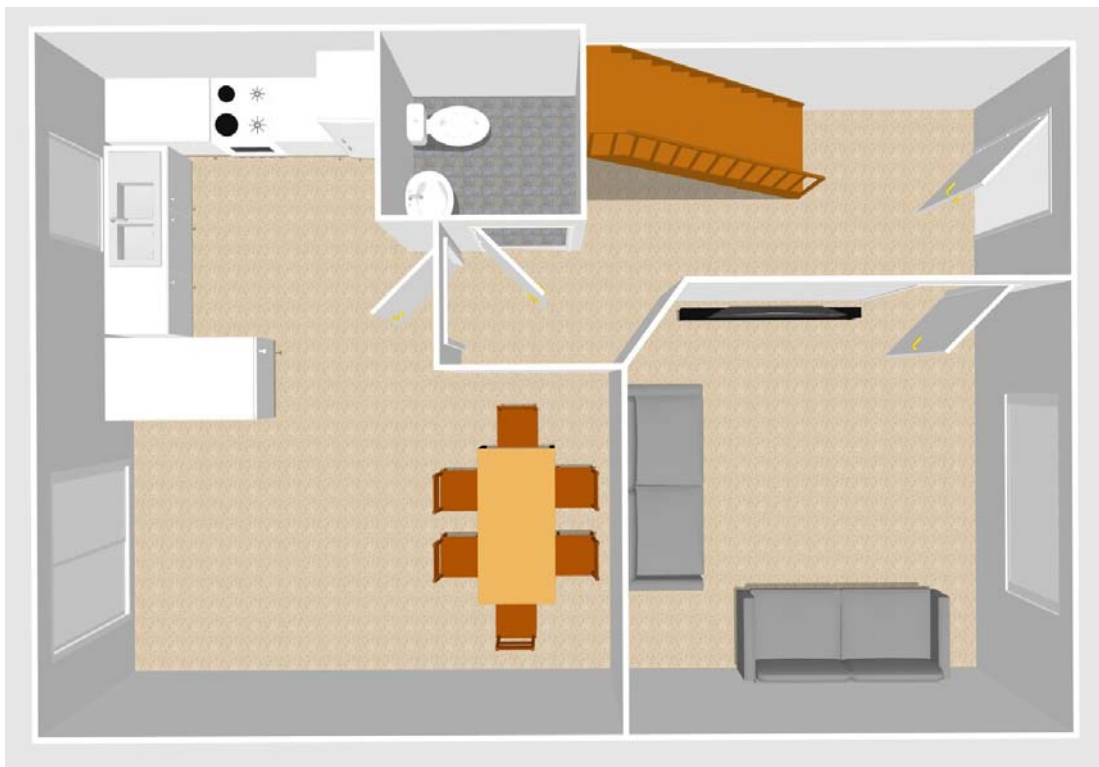
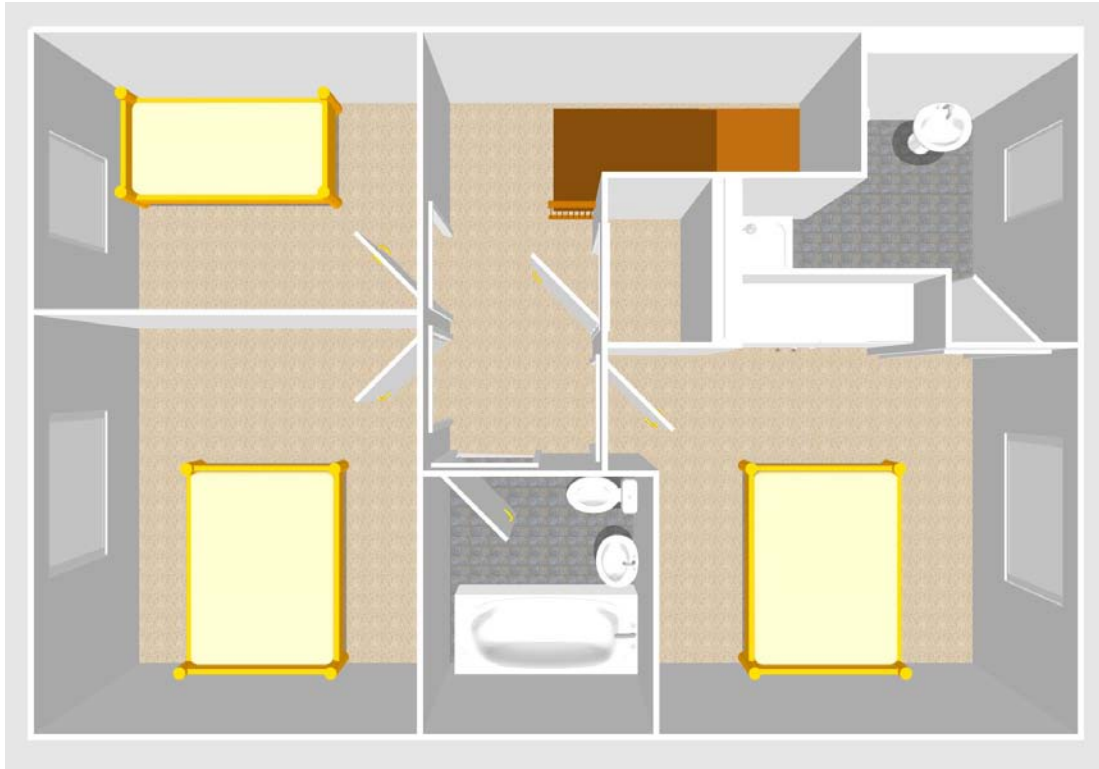
Oven, hob, extractor fan, dishwasher, roller blinds and light fittings.

Additional Information:

Cobble locked driveway
Parking for two cars
Not overlooked to rear
Lawned garden
Outside light
PVC fascia and soffits
Attic suited for conversion
Side entrance with gate

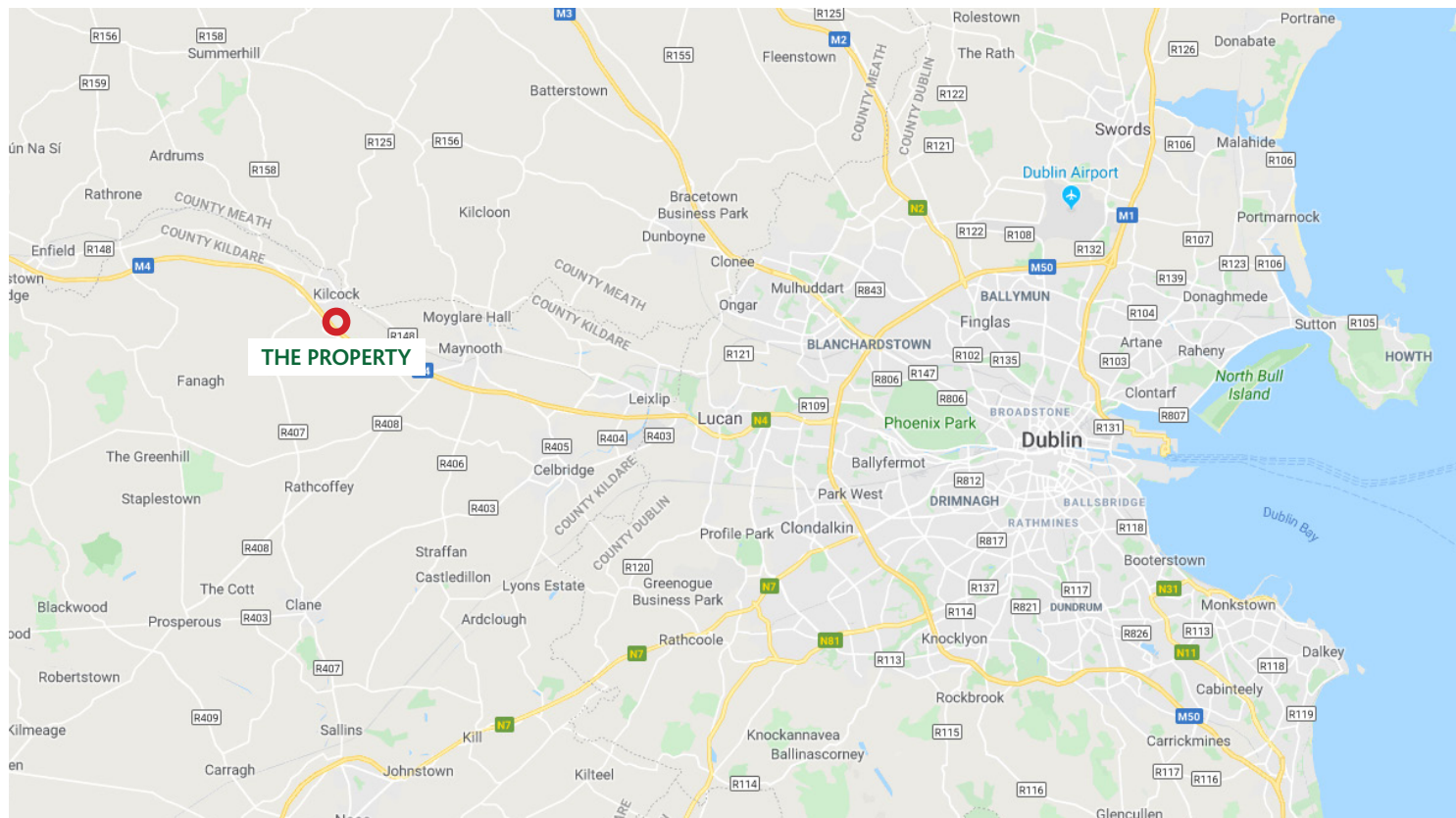
Floor Plans

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Directions

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Directions:

Eircode
W23 T3PF

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Contact Information:

Sales Person
Mick Wright
016286128

VIEWING

By prior appointment at any reasonable hour.

BER **BER** **A2**

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