

# Residential

**Coonan**  
PROPERTY



## 45 Rye Abbey, Connaught Street, Kilcock, Co. Kildare

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

- Beautifully presented three-bedroom end of terrace family home
- The property extends to approx. 95 sq. m (1,022 sq. ft)
- Situated in one of Kilcock's most popular developments
- Located within walking distance of all local amenities, schools and shops, convenient for M4/M50
- Viewing highly recommended and by appointment only

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

3 bedroom  
end of terrace

Guide Price:  
**€259,000**

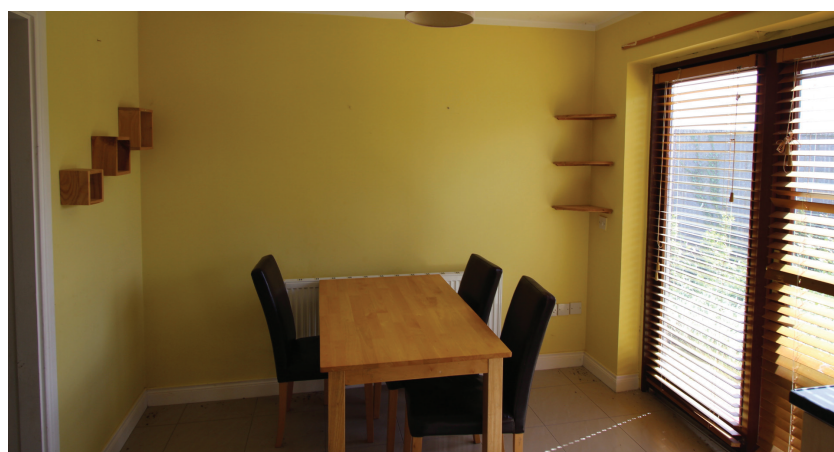
Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	5.0m x 2.27m	Coving, centre piece, phone point, carpet, tiled, floor
Guest W.C		w.c & w.h.b.
Sitting Room	5.07m x 3.74m	Marfill fireplace, coving, centre piece, Tv point, double doors leading to kitchen.
Kitchen	2.77m x 4.68m	Shaker style kitchen units, tiled splashback, integrated dishwasher, patio doors, tiled floor, integrated dining area.
Utility	1.17m x 1.61m	Plumbed for washing machine, wall shelving, tiled floor.





# Accommodation

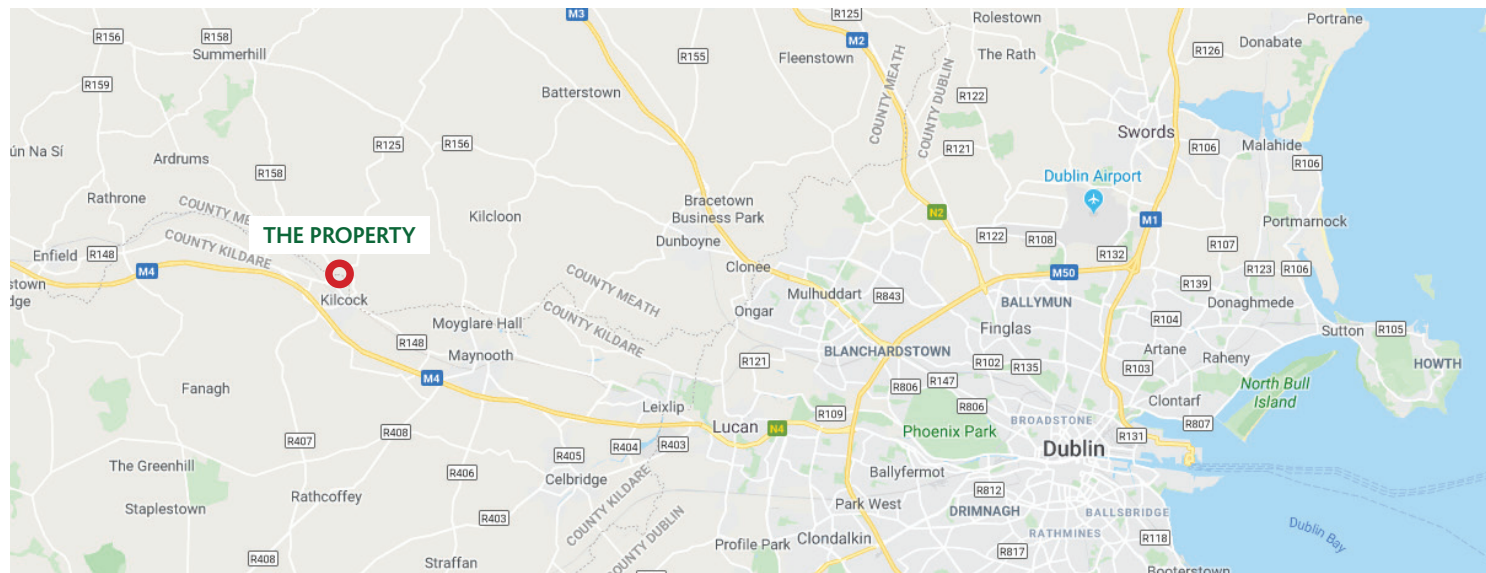
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Landing	2.36m x 3.55m	Carpet, attic access, hotpress off.
Master Bedroom	3.71m x 3.09m	Fitted wardrobes, Phone point, Tv point, carpet.
Ensuite	1.32m x 3.02m	Fully tiled, w.c & w.h.b., wall mirror and light, shower.
Bedroom 2	2.17m x 3.01m	Fitted wardrobes, carpet.
Bedroom 3	3.14m x 3.34m	Fitted wardrobes, carpet.
Bathroom	2.28m x 2.12m	Tiled floor, w.c & w.h.b, extractor fan, bath, shower, wall mirror.



# Directions

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## Directions:

Eircode  
W23 WV63

## Services:

Gas central heating  
Mains water  
Mains sewage

## Additional Information:

Overall size: 95 sq.m  
Smoke alarm  
PVC soffit and fascia  
Wooden double-glazed windows  
Off street parking  
Cul-de-sac location  
Overlooking large green area

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Contact Information:  
Edward Cummins  
edwardc@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

## BER TBC

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