

Residential

Coonan
PROPERTY



52 River Walk, Ballymore Eustace, Co. Kildare

- Immaculate three-bedroom A rated detached residence extending 112.4 sq.m/1210 sq.ft
- Accommodation comprises of hallway, guest w.c., kitchen/dining area, utility, living room, three bedrooms, en-suite, family bathroom & floor attic suitable for conversion (SPP)
- Finished to a high standard, with quartz kitchen and island worktops, a cobble lock driveway pre-wired for EV charging point, 14mm engineered oak flooring across the ground floor, elegant decorative tiling, bespoke curtains and rails throughout, and a staircase with a solid oak handrail are a few of the many attributes that make this an exceptional home
- Spacious south-facing garden featuring a sandstone patio, lawn area, concrete post fencing, surrounding wall, Barna shed, and a greenhouse—ideal for gardening enthusiasts
- Located in the heart of Ballymore Eustace village, with easy access to artisan shops, cafés, restaurants, bars, grocery stores, the highly regarded Scoil Mhuire Primary School, and a range of local amenities including water sports and the Ballymore Eustace Loop Walk
- Excellent connectivity, near Naas and Blessington, with easy access to the N81 and M7/M9 motorways, regular bus links to both towns and Dublin, and Park & Ride Luas services reachable within a 30-minute drive

**3 bedroom detached
residence extending to
approx. 112 sq.m
(1,210 sq.ft)**

**Guide Price:
€495,000**

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

2.00m x 4.89m

Engineered oak flooring, understairs recess space, alarmed.

Guest W.C.

1.59m x 1.50m

Decorative tiled floor, satin brass tap ware, w.c., w.h.b, splashback tiles, towel radiator, fitted mirror.

Living Room

4.78m x 3.47m

Engineered oak flooring, feature window overlooking front area with bespoke curtains and rails, blinds, TV point, additional sockets, heating control.



Accommodation

Coonan
PROPERTY

Kitchen/Dining 4.82m x 5.34m

Fully fitted kitchen with island and seated breakfast bar area, quartz work tops throughout, engineered oak flooring, electric hob, extractor fan, dishwasher, fridge freezer, candy oven and integrated microwave, stainless steel sink, chrome tap, downlights, ample dining area, blinds & sliding doors to rear south facing garden.

Utility Room 1.47m x 2.50m

Fitted cabinets, plumbed for washing machine, USB connections.

Landing 2.30m x 2.98

Fully carpeted including carpet runner on the stairs, access to attic which is floored and suitable for conversion.



Accommodation

Coonan
PROPERTY

Bedroom 1 **2.33m x 3.60m** Carpet flooring, fitted wardrobes, Roller blinds.

Bedroom 2 **3.20m x 4.78m** Carpet flooring, fitted wardrobes, Roller blinds.

Master Bedroom **3.57m x 4.30m** Carpet flooring, fitted wardrobes with additional internal drawers, Roller blinds.



Accommodation

Coonan
PROPERTY

En-suite	1.18m x 3.27m	Tiled floor, tiled wet areas, shower enclosure with shelf alcove, power shower, w.c., w.h.b, fitted LED mirror, towel radiator, shelving.
Bathroom	2.43m x 2.00m	Tiled floor, partially tiled wall, deep filled bath, w.c., w.h.b., fitted LED mirror, towel radiator, down lights.
Garden		South facing garden with attractive sandstone patio area with lawn, glass house for the garden enthusiasts, wall and concrete & panel fence surround, Barna shed with loose stone chippings, mature shrubs, outdoor power socket, gated large cobble lock side entrance.



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Additional Information:

Alarmed

Air to water heat pump system

Zoned heating control – heat miser thermostat

Mechanical ventilation for excellent indoor air quality

Fibre broadband

10-year guarantee: Structural warranty for long-term peace of mind

Secure multi-point locking doors and windows

Items Included in sale:

Fixtures, fittings, window dressing including blinds & curtains, electric hob, extractor fan, dishwasher, fridge freezer, candy oven and integrated microwave.

Entrance Driveway:

Large cobble lock side entrance with ample car parking space, pre-wired for EV charger.

Services:

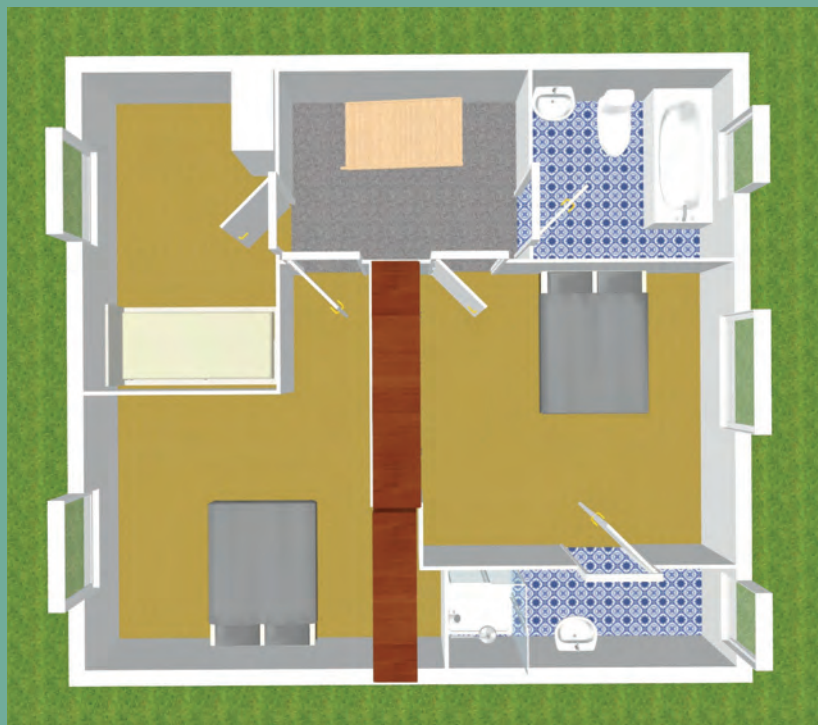
Air to water heat pump

Mains Water



Floor Plans

Coonan
PROPERTY



Coonan
PROPERTY



BER A2

By prior appointment at any reasonable hour.



Coonan
FINANCIAL GROUP

coonan.com