

Residential

Coonan
PROPERTY



74 Mill Gate, Millerstown, Kilcock, Co. Kildare

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

- Exceptional A Rated, 3 bed home extending to approx. 120.03 sq.m (1292 sq.ft)
- Generous living accommodation with well-proportioned rooms.
- State of the art specification, such as bespoke bathrooms and stunning interiors throughout.
- Large kitchen with integrated dining area and utility room.
- Close to Kilcock Town Centre and all local amenities including shops, excellent schools, bus stops and the M4 motorway and Train Station.
- Millerstown is a highly desirable location, and viewing are highly recommended.

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

3 bedroom
approx. 120.03 sq.m
(1292 sq.ft)

Guide Price:
€340,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	2.80m x 4.23m	Smoke alarm, alarm panel.
Guest Toilet		w.c & w.h.b
Sitting Room	4.37m x 6.50m	Double doors to garden, TV point, laminate floor.



Accommodation

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Kitchen/
Dining Area

4.98m x 3.87m

Fitted wall & floor units, plumbed for dishwasher, Whirlpool integrated double oven, Bosch 4 ring induction hob, Faber extractor fan, double doors to garden, integrated dining area.

Utility

1.65m x 4.23m

Floor units, Climote heating controls, fully plumbed.



Accommodation

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FIRST FLOOR:

Landing	2.33m x 3.09m/ 1.69m x 1.18m	Walk in hotpress, attic access, carpet.
Master Bedroom	4.73m x 1.52m/ 4.87m x 2.98m	Fitted wardrobes, vanity unit, laminate floor, feature bay window.
Bespoke Ensuite		Tiled splashback, bespoke sink unit, wall mirror & light, heated chrome towel rail, w.c & w.h.b., shower.



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Bedroom 2	4.26m x 2.81m	Fitted wardrobes, laminate floor.
Bedroom 3	3.39m x 2.81m	Laminate floor.
Bespoke Bathroom	1.96m x 2.33m	Bath & shower, wall mirror, shaving light, w.c, bespoke sink unit, chrome heated towel rail.



Floor Plans





Services:

Gas fired central heating.
Main water.
Mains sewage.
Outside tap.

Items Included in sale:

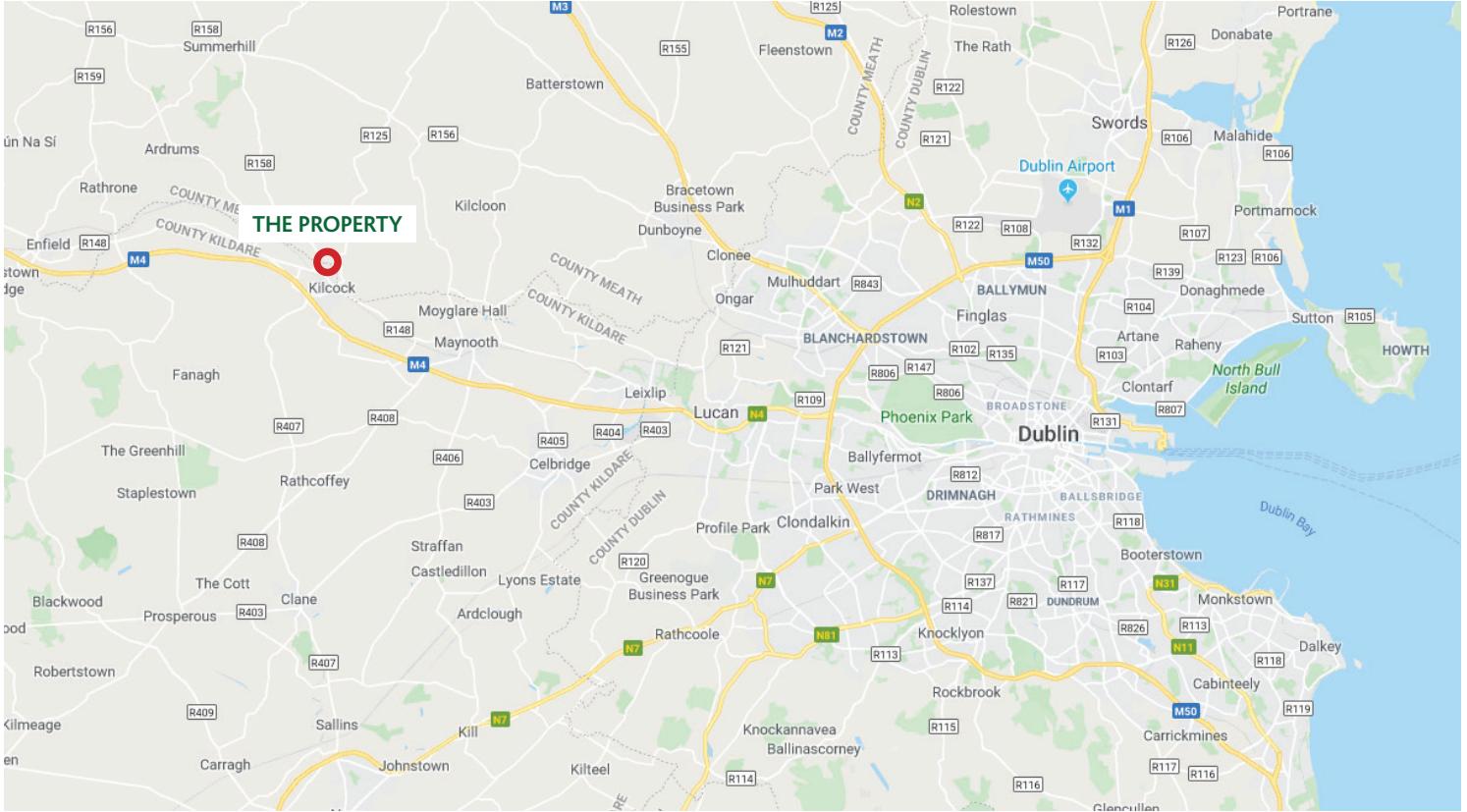
Double oven, hob, extractor fan.

Additional Information:

Overall size: 120.03 sq.m (1292sq.ft).
Built February 2020.
South east rear garden aspect.
Triple glazed windows.
Climote heating controls.
Garden patio area.
Off street parking.
Cobblelock driveway.

Directions

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Directions:

Eircode
W23 P38F



Contact Information:
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01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER



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