

Residential

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10 Hawthorn Manor, Coill Dubh, Co. Kildare

- Excellent "A" rated two bedroom semi detached bungalow extending 94sq m with additional attic conversion
- Accommodation comprises of hallway, kitchen/living/dining area, utility, two bedrooms, family bathroom and attic conversion classified as storage area currently laid out as bedrooms
- Approached by cobble lock drive with ample parking and generous garden in need of maintenance with pedestrian side entrance and storage steel shed
- Energy efficient home equipped with roof-mounted PV panels to top up electricity supplies and a Hitachi air-to-water heat pump
- Hawthorn Manor is 25 minutes by car to the M50 in light traffic. There is also a regular Bus Eireann service from Coill Dubh, while Sallins train station is 14km away and Naas is 15km

2 bedroom semi-detached bungalow extending to approx. 94 sq. m (1,011 sq. ft)

Guide Price:

€325,000

Private Treaty

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Entrance
Hallway

5.22m x 1.11m

Composite front door with glass side panels, semi-solid flooring, wall panelling, alarm panel, downlights.

Bedroom 1

8.2m x 3.60m

Semi-solid flooring, sliding wardrobes, blinds.

Bedroom 2

3.27m x 3.59m

Semi solid flooring, sliding wardrobes.



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Bathroom **2.18m x 2.39m** Marble effect floor tiles, semi tiled walls, bath, power shower, w.c., w.h.b., fitted led mirror.

Inner Hallway **1.10m x 3.53m** Semi-solid flooring, wall panelling, downlights, hotpress with underfloor heating system.

Storage Area **1.522m x 2.19m** Semi-solid flooring, wall panelling.



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Kitchen/
Dining /Living
Room

2.92m x 7.26m

L-shaped, semi-solid flooring, fire stove with stone mantelpiece and granite hearth, recessed, storage space, fully fitted kitchen, electric oven and hob, breakfast bar area, French doors leading to patio.

Utility Room

1.49m x 2.65m

Plumbed for washing machine, dryer.

Dormer Attic
Classified
storage area

4.84m x 3.46m



Accommodation

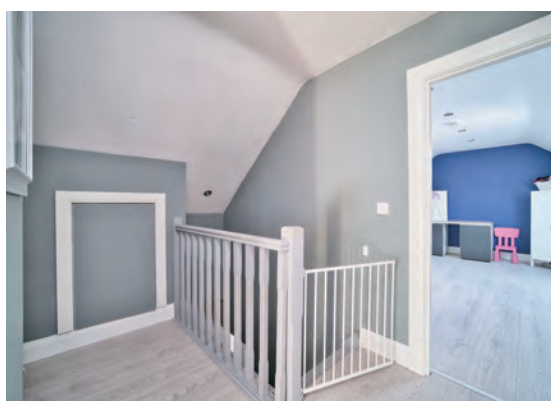
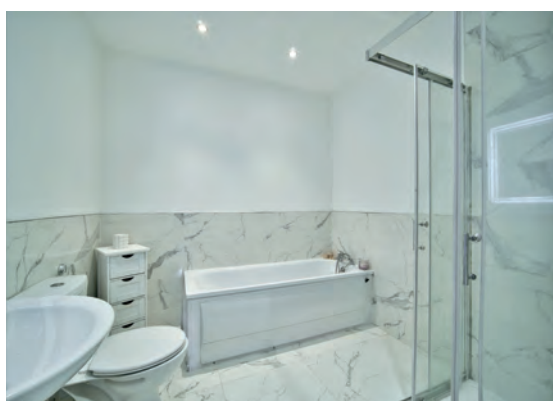
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Landing **3.46m x 2.50m** Semi-solid flooring, recessed space, downlights, hardwood staircase to ground floor.

Room 1 **3.46m x 4.89m** Semi-solid flooring, Velux windows.

Room 2 **3.46m x 4.89m** Semi-solid flooring, downlights.

Garden Side pedestrian gate, patio area off kitchen, decking, walled surround with storage shed.



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Additional Information:

Air to Water heating
Underfloor heating on ground floor

Services:

Mains Water
Mains Sewage
Air to Water heating

Entrance Driveway

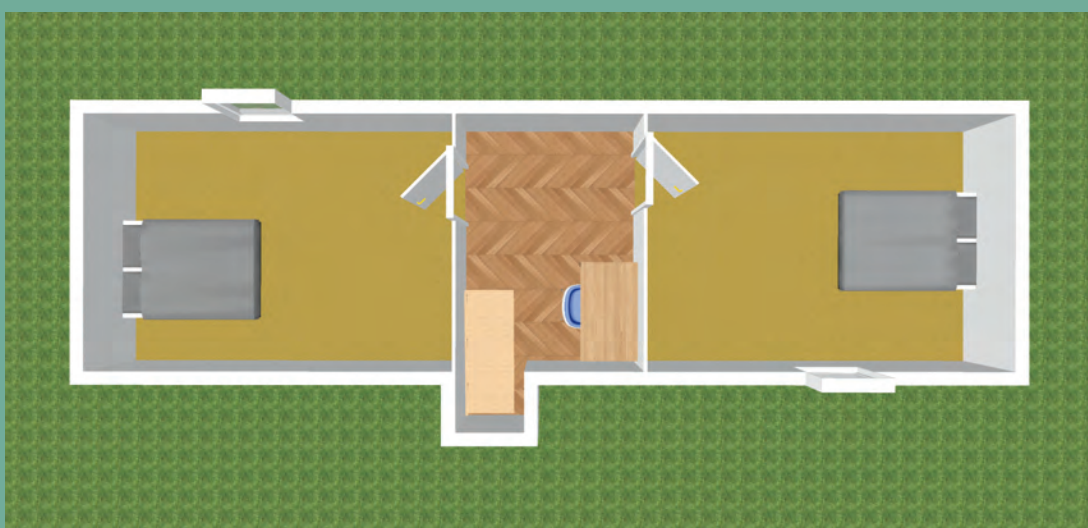
Items Included in sale:

Fixtures, fittings and window dressings,
electric hob & oven.



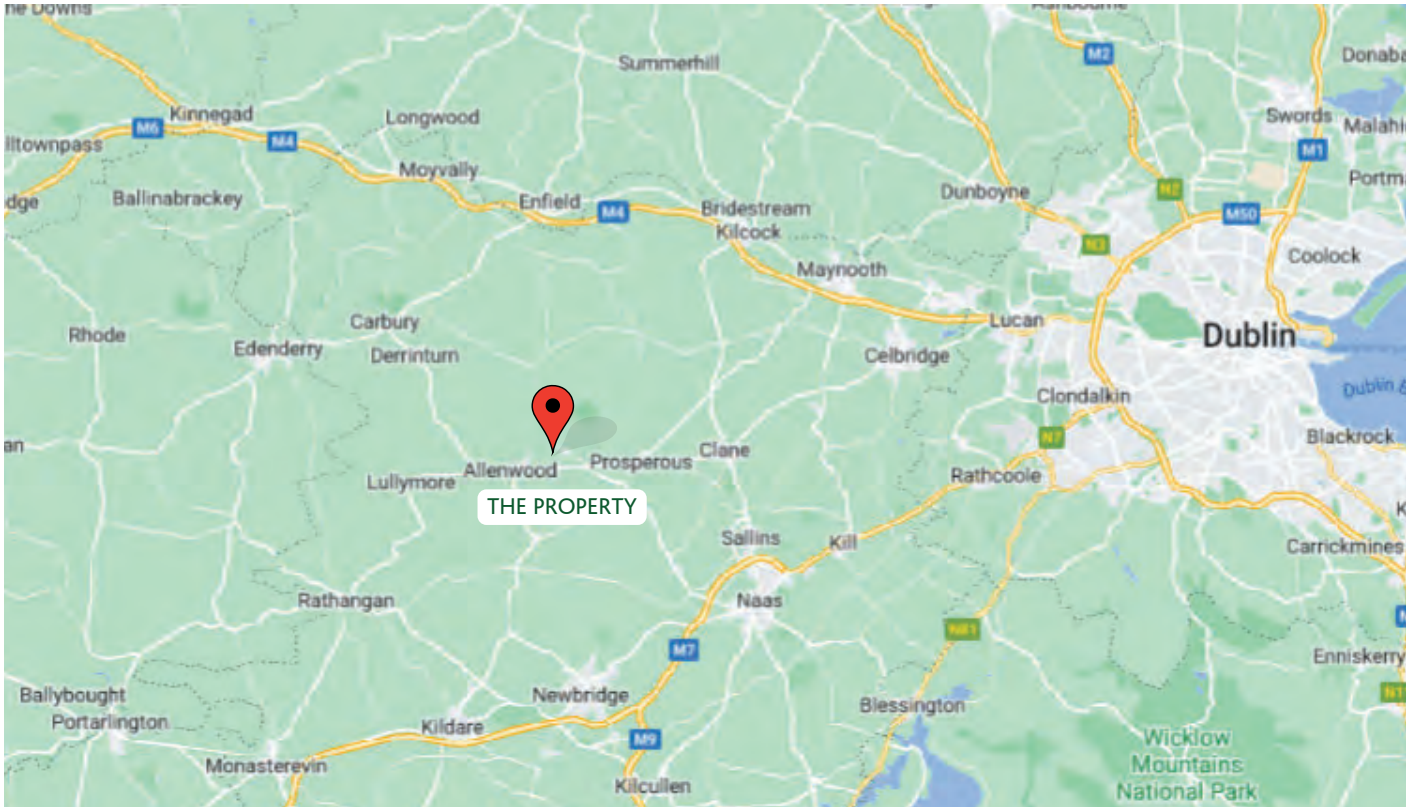
Floor Plans

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Directions

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Directions

W91 HTP2

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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