

Residential

Coonan
PROPERTY



27 The Heights, Walker's Gate, Kildare, Co. Kildare

- Immaculate 'A1' rated three bedroom semi-detached extending to approx. 117.5 sq.m/1,265 sq.ft.
- Accommodation comprises of entrance hallway, guest w.c., living room, kitchen/dining, pantry, utility room, 3 bedrooms, en-suite and family bathroom
- South west rear garden, approached by cobble lock front drive with ample parking space and side entrance
- Kildare is widely regarded as one of the most popular commuter towns, home to the renowned. Kildare village, restaurants, cafes, supermarkets and excellent schools
- Walker's Gate is just a short drive to the M7 motorway, a quick and easy route to the M50 and to Dublin City Centre; in fact, the city centre can be reached in under an hour.
- Excellent transport links available with regular train and bus services

3 bedroom semi -
detached extending
117.5 sq.m (1,265
sq.ft.)

Guide Price:
€395,000

Private Treaty

Accommodation

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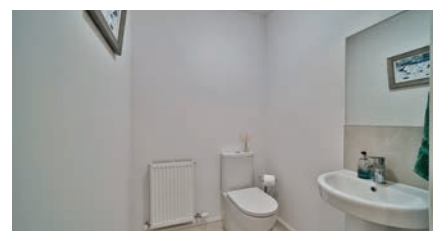
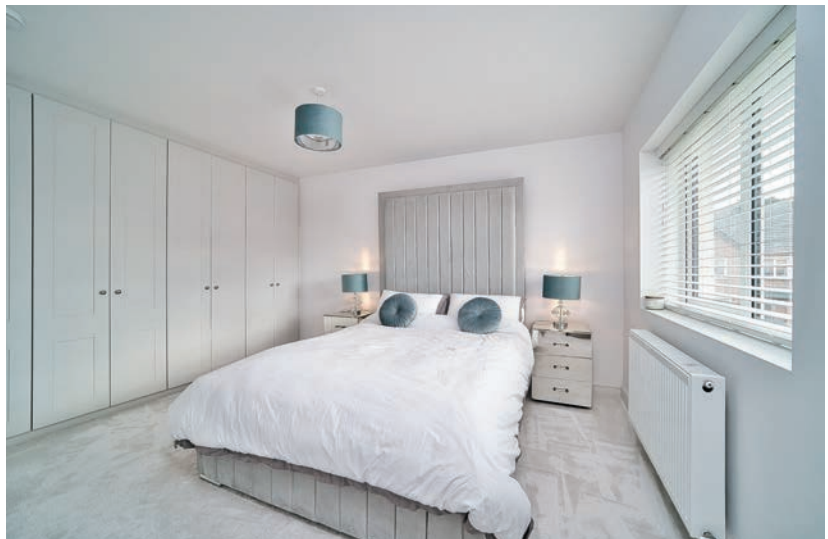
Entrance Hall	1.41m x 6.31m	Herringbone floor, additional sockets, radiator.
Guest w.c	1.46m x 1.44m	Tiled floor, w.c., w.h.b., mirror, splashback tile.
Living Room	3.83m x 4.70m	Herringbone floor, additional sockets, TV point. (Biofuel fireplace not included).
Kitchen/Dining	5.46m x 5.37m (incl Utility Closet 0.94 x 0.42m)	Herringbone floor, fully fitted kitchen with soft close, marble effect work top with upstand, eye-level oven & microwave, electric hob, extractor fan, island with composite sink & integrated dishwasher, additional sockets, usb points, downlights, French doors leading to rear garden.
Utility	1.57m x 1.50m	Vinyl tiled floor, marble effect worktop, additional shelving, plumbed for washing machine.



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Landing	1.97m x 4.42m	Carpeted including stairs, pull down access to attic (partially floored), closet with water tank.
Master Bedroom	3.26m x 4.55m	Fitted carpet, shaker style fitted wardrobes, additional sockets, TV point, thermostat control.
Ensuite	1.91m x 2.00m	Tiled floor & wet areas, shower cubicle with gravity feed plumbed shower, w.c., w.h.b., towel radiator, fitted vanity mirrored unit.
Bedroom 2	4.47m x 2.82m	Fitted carpet, additional sockets
Bedroom 3	2.43m x 4.41m	Fitted carpet, additional sockets
Bathroom	2.53m x 1.70m	Tiled floor & partially tiled walls, bath with shower head, w.c., w.h.b., towel radiator, fitted vanity mirrored unit, tall storage unit.



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Additional Information:

Overlooking the green
Wall and fence post surround

Services

Mains Water
Mains Sewage
Thermostatically controlled air to water heating system

Entrance Driveway

Spacious cobble locked drive with ample parking space, gated side entrance and attractive, mature planting.

Items Included in sale:

Fixtures, fittings, oven, microwave, electric hob, extractor fan, fridge freezer & integrated dishwasher. Biofuel fireplace not included.

Garage

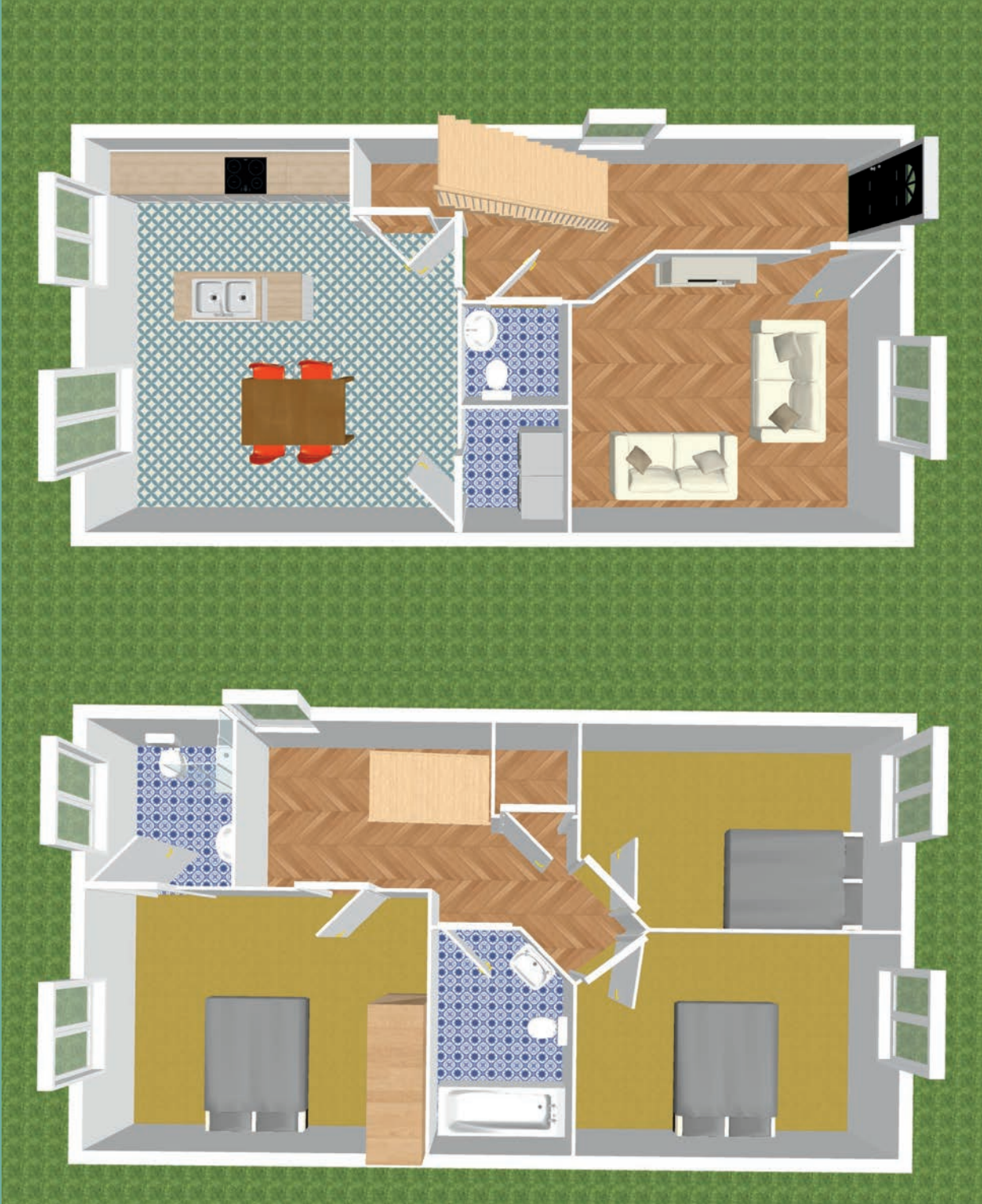
Concrete floor and electricity supply.

Garden

South west facing aspect, in lawn with walled surround.

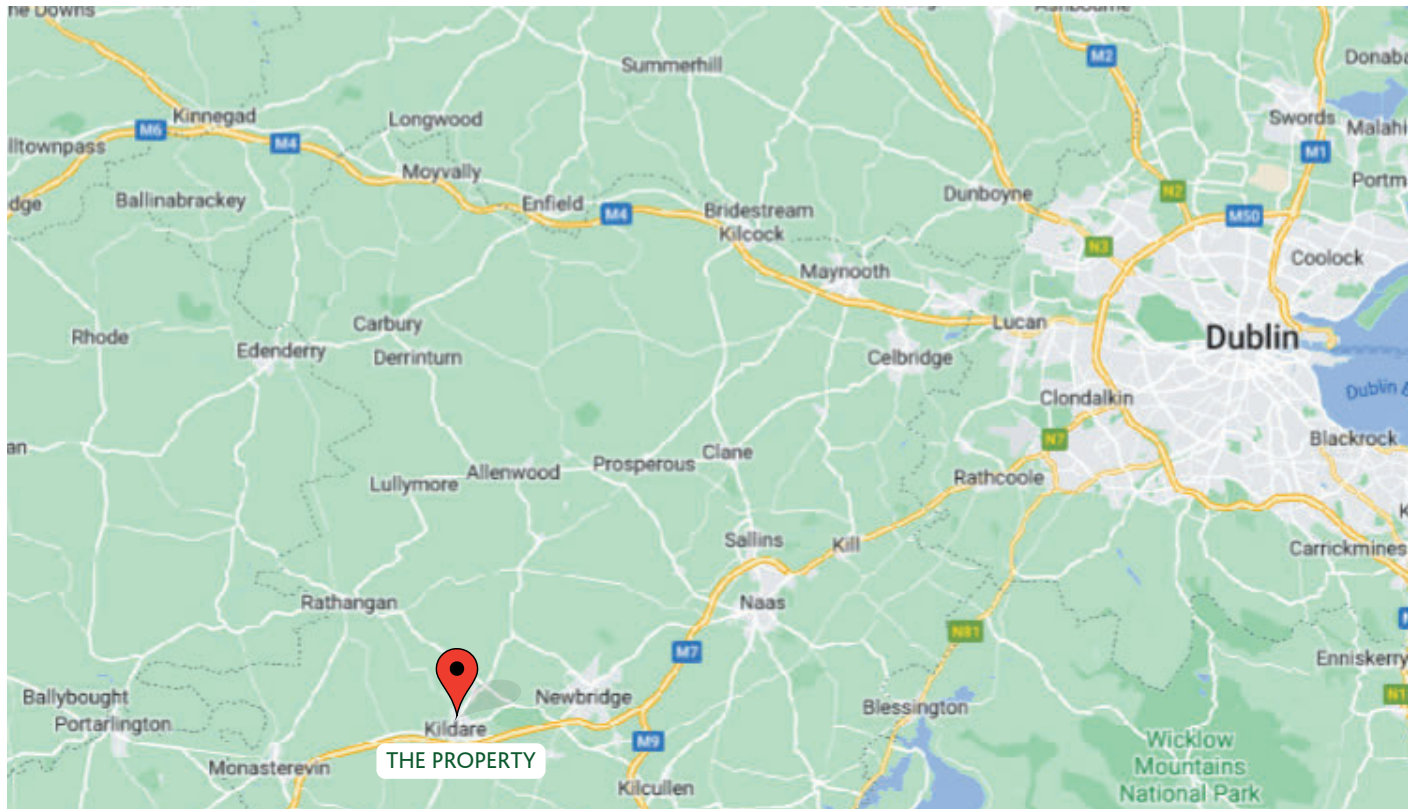


Floor Plans



Directions

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Directions

R51 W682

BER
BER A1

Viewing

By prior appointment at any reasonable hour.

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