

Residential

Coonan
PROPERTY



95 Oughterany Village, Kilcock, Co. Kildare

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

- Charming 2 bedroom end of terrace property that extends to approx. 862 sqft. (80 sq.mtrs).
- This property offers an array of features, with well-proportioned rooms throughout.
- The property is located in the town of Kilcock, with excellent connectivity, via train, bus links and the M4 Motorway.
- This property is ideal for the first time buyer or investor.
- Viewings are highly recommended.

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

2 bedroom end
of terrace
approx. 862 sqft.
(80 sq.mtrs)

Guide Price:
€205,000

Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hallway	1.72m x 1.29m	Alarm panel, large window, tiled floor.
Sitting Room	4.68m x 3.66m	Coving, fireplace with wooden surround cast iron inset and granite hearth. Feature bay window, TV point, and laminate floor.
Inner Hall	2.39m x 3.64m	Carpet.
Guest Toilet		w.c & w.h.b, tiled floor, extractor fan.



Accommodation

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Kitchen

3.88m x 3.6m

Shaker style wall & floor units, oven, gas hob, washing machine, extractor fan, sliding floor to garden.

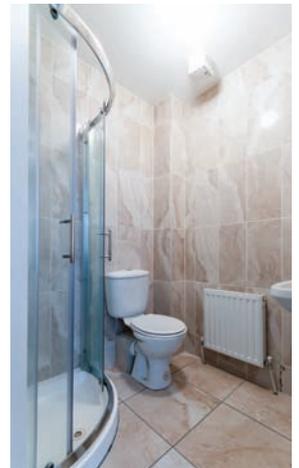


Accommodation

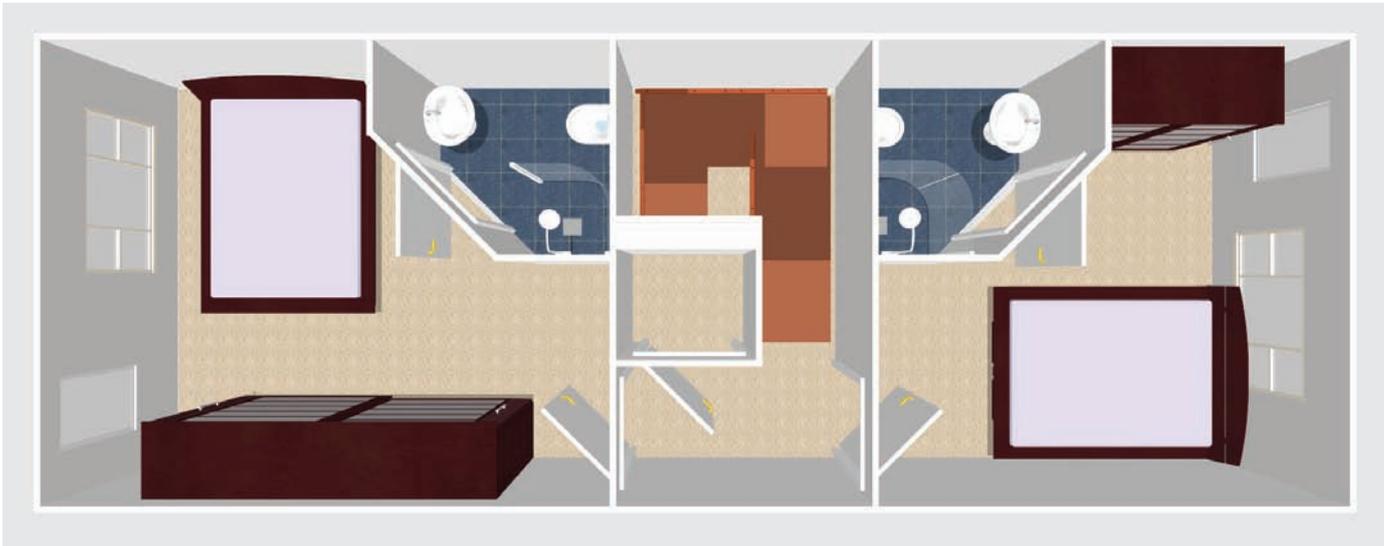
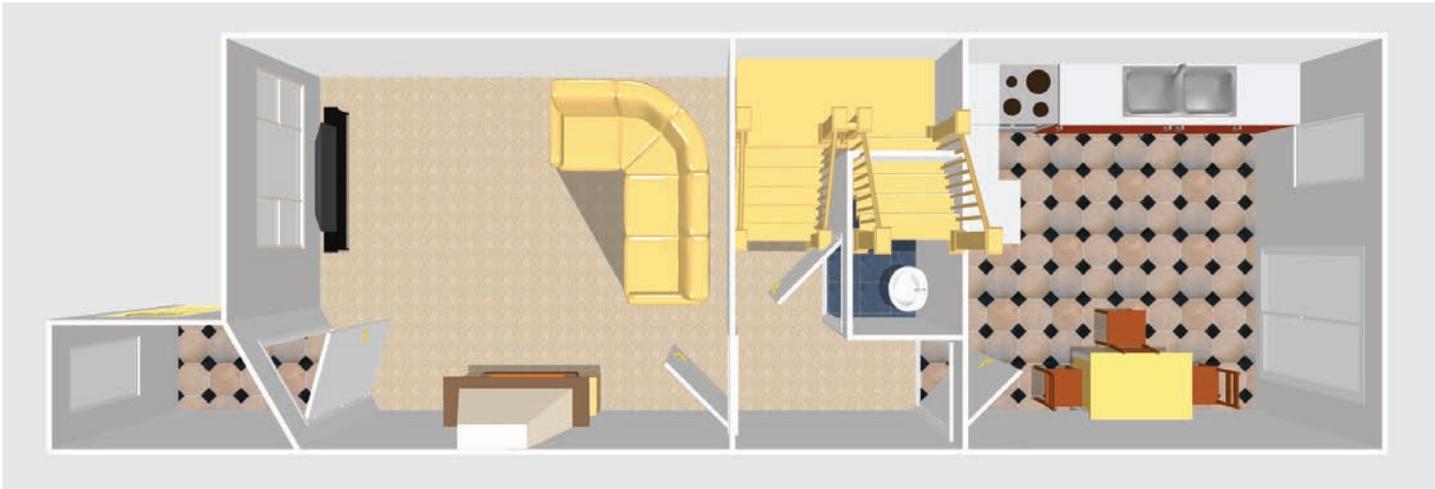


FIRST FLOOR:

Landing		Gable end window, hotpress off, attic access, carpet.
Master Bedroom	4.58m x 3.87m	Fitted wardrobes, TV point, carpet.
Ensuite		Fully tiled, w.c & w.h.b.m extractor fan, wall mirror, shaving light.
Bedroom 2	3.56m x 3.63m	Fitted wardrobes, carpet.
Ensuite.		Fully tiled, w.c & w.h.b, shower, shaving light, extractor fan.



Floor Plans





Services:

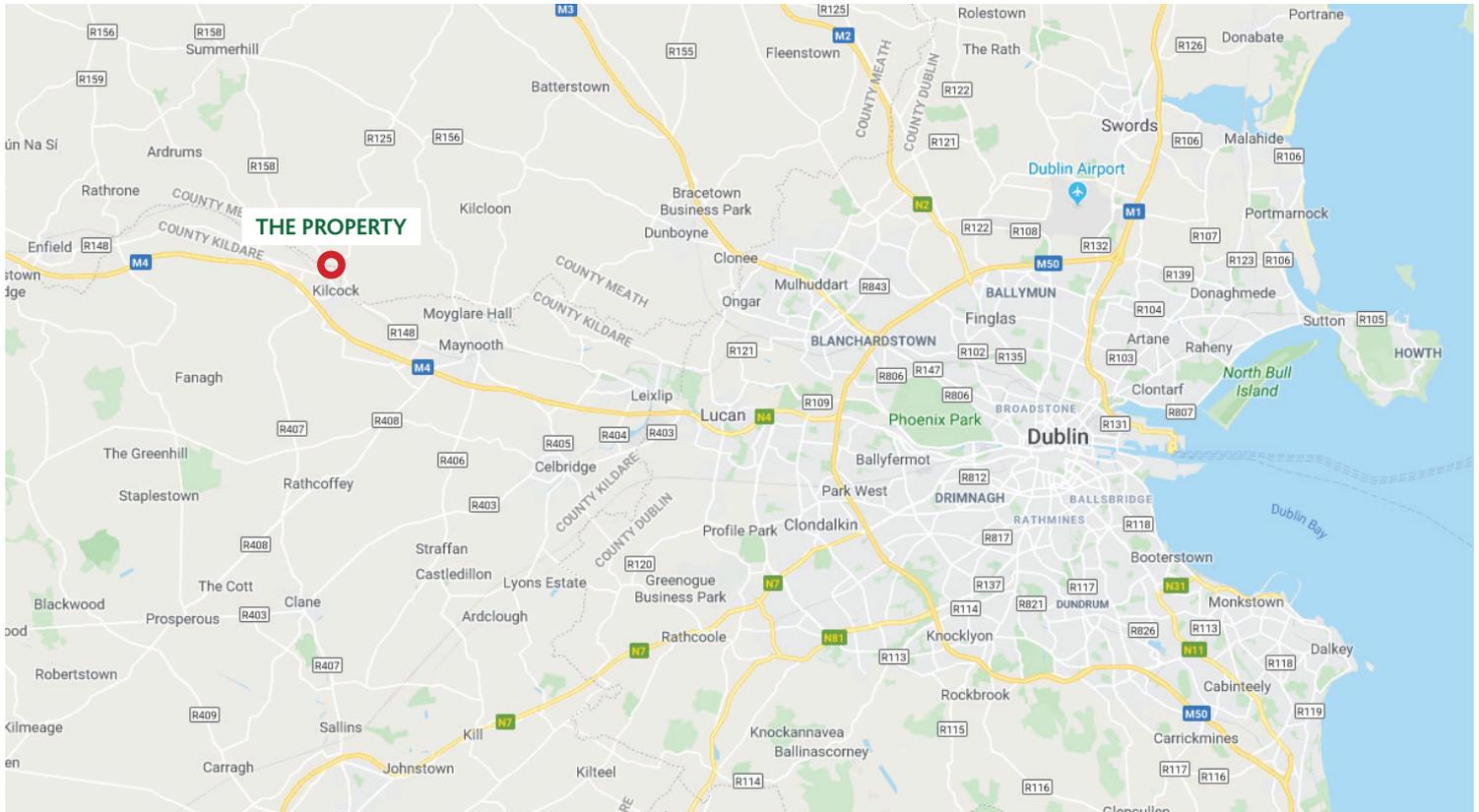
- Mains water
- Mains Sewage
- Gas central heating

Additional Information:

- Overall size: 80 sq.m
- PVC windows
- PVC fascia
- Security alarm
- Off street parking
- Side entrance
- Cul-de-sac location
- Overlooking a large green area
- Property not overlooked

Directions

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Directions:

Eircode
W23 K7C7

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

VIEWING

By prior appointment at any reasonable hour.

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