

Residential

Coonan
PROPERTY



4 Rochford Avenue Bakers Walk, Kilcock, Co. Kildare

- Spacious 3-bedroom semi-detached family home
- Presented in show house condition throughout
- Superbly located to all amenities including shopping, schools, M4 Motorway and Train station
- The property extends to approx. 109 sq. m (1,173 sq. ft.)

**3 bed semi
detached**

Approx. area of
109 sq. m /
1,173 sq. ft.

Guide Price:

€279,000

Private Treaty

Accommodation

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Entrance Hallway	4.45m x 2.01m	Coving, recessed lighting, alarm panel, solid wooden floor, under stairs storage.
Guest Toilet		Tiled floor, W.C. & W.H.B.
Sitting Room	3.75m x 5.76m	Fireplace with cast iron inset and timber surround, recessed lighting, solid wooden floor, feature bay window, TV point.
Kitchen/Dining	3.77m x 5.82m /2.61m x 2.75m	Fitted maple shaker style wall & floor units, tiled splashback, recessed lights, Velux window, plumbed for washing machine, sliding patio door, tiled floor.
Sun Room	2.73m x 2.81m	Door to garden, porcelain tiles on floor.
Utility	1.59m, x 1.80m	Wall units, tiled floor, tiled splashback, plumbed for washing machine.



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Landing	2.67m x 1.17m	Hotpress off, shelving, attic access, carpet.
Master Bedroom	2.73m x 4.09m/ 0.85m x 1.18m	Fitted wardrobes, recessed lighting, curtains & blinds, laminate floor.
Ensuite	2.43m x 1.48m	Vinyl floor, wall mirror, shower, W.C. & W.H.B.
Bedroom 2	2.92m x 3.22m	Fitted wardrobes, curtains & blinds, oak effect laminate floor.
Bedroom 3	3.06m x 2.46m	Fitted wardrobes, curtains & blinds, oak effect laminate floor.
Bathroom	1.79m x 2.4m/ 0.81m x 0.77m	Fully tiled, bath & Triton T90z shower, W.C. & W.H.B., mirror.



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Additional Information

- Approx. 109 sq. m
- Build c 1998
- Security alarm
- Smoke alarm
- North East garden aspect
- PVC fascia & soffit
- PVC windows
- Gas fired central heating
- Outside tap
- Off street parking
- Side gate

Items Included in sale

Light fittings, blinds and curtain poles.

Features

- West facing rear garden
- Large green to the front
- Sunroom
- Block built garden shed 3.33m x 5.93m - insulated, plumbed and wired (currently used as gym)

Viewing

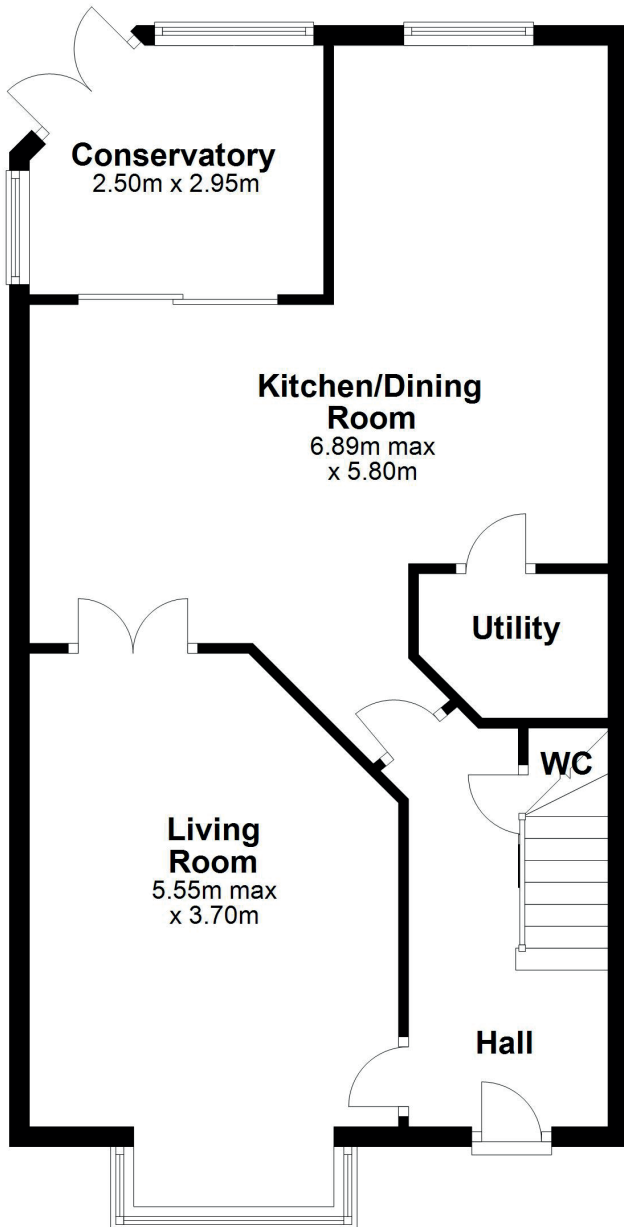
By prior appointment at any reasonable hour.

BER

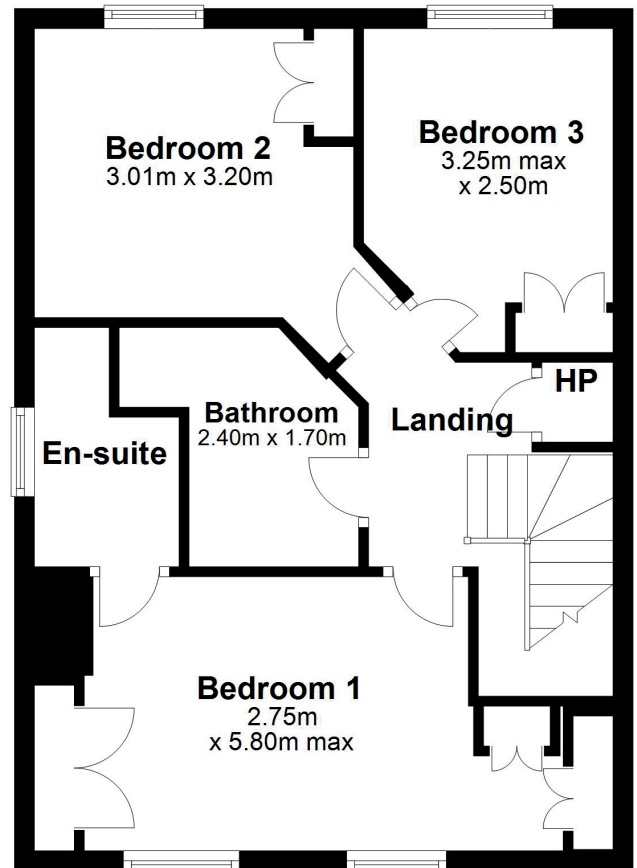
BER C3



Ground Floor

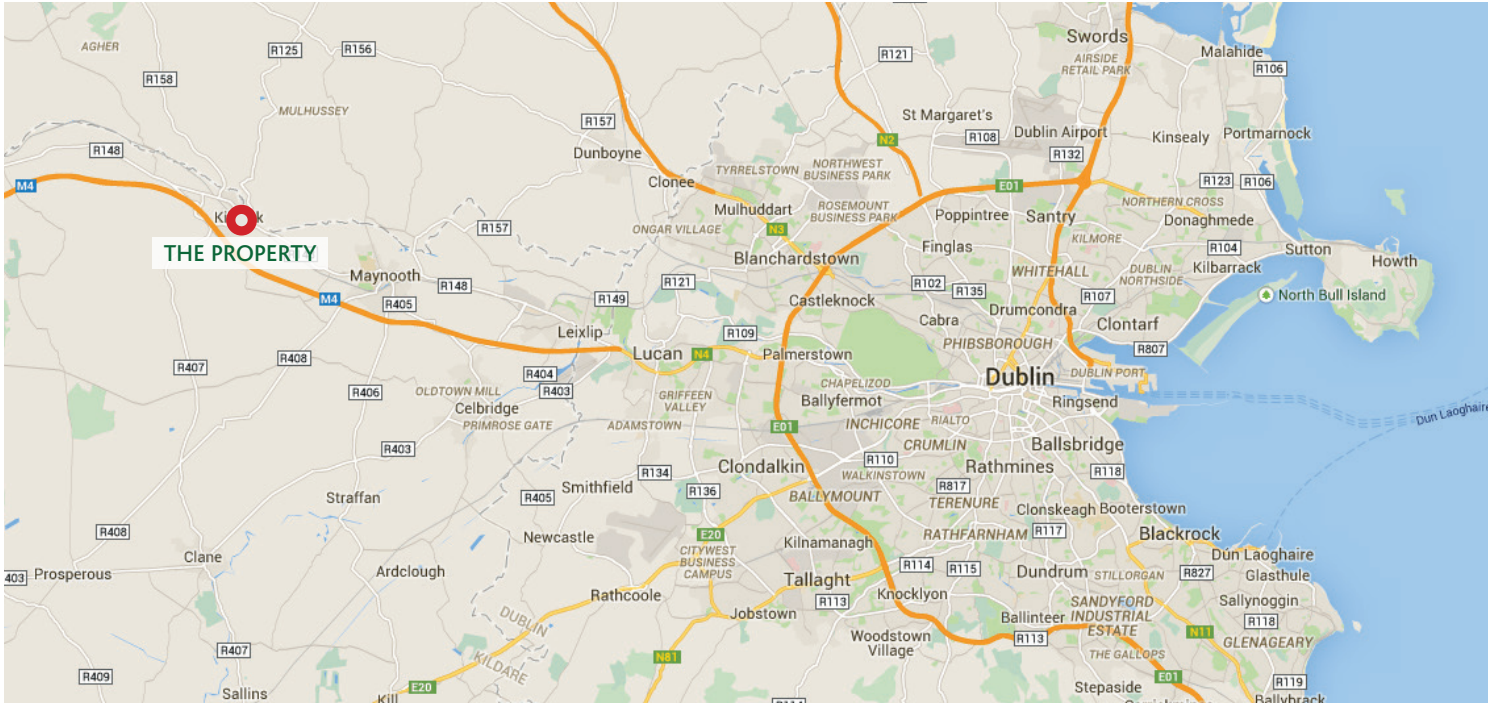


First Floor



Directions

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Directions

From Dublin, take the M4 to Killock. Take the 1st exit off the roundabout and travel down to next roundabout and take a left. Continue to the next roundabout and left again, travel down and take a right into Royal Meadows before reaching the canal bridge. Proceed along the spin road and take the second left into Rochford Park. Continue on to Rochford Avenue and number 4 is on your left-hand side opposite open green area.

Eircode: W23 X891

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Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: edwardc@coonan.com

Coonan Contact: **Edward Cummins**

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