

Residential

Coonan
PROPERTY



57 Mill Gate, Millerstown, Kilcock, Co. Meath

- Immaculate "A"rated three bedroom semi- detached home extending to approx. 120 sq.m
- Accommodation comprises hallway, living room, kitchen/dining room, guest w.c, three bedrooms with Master en -suite & walk in wardrobe and family bathroom
- Approached by cobble lock drive with ample parking, equipped with electric car charger, generous rear garden with west facing aspect
- Millerstown is just 6km from the university town of Maynooth and is within a few minutes' walk of Kilcock village
- The perfect family location, with sporting, recreation, excellent schools and a university right on your doorstep
- Excellent transport links with Kilcock railway station, regular bus services and M4 link at one's doorstep makes commuting to Dublin, Kildare and Meath surrounds hassle free

3 bedroom semi-
detached home
extending to approx.
120 sq.m (1,292 sq.ft)

Guide Price:

€450,000

Private Treaty

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Entrance
Hallway

2.57m x 2.73m

Laminate flooring, alarm panel.

Guest W.C.

1.81m x 1.66m

Tiled flooring, partially tiled walls, w.c., w.h.b. and extractor fan.

Living Room

4.35m x 6.78m

Laminate flooring, TV point, light fittings, French doors leading to rear garden.

Kitchen/Dining

3.68m x 5m

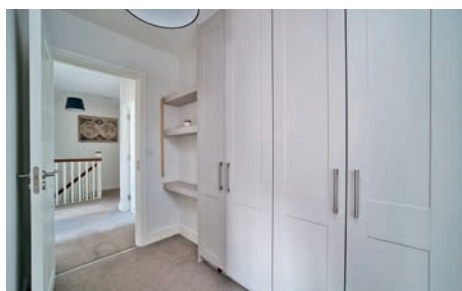
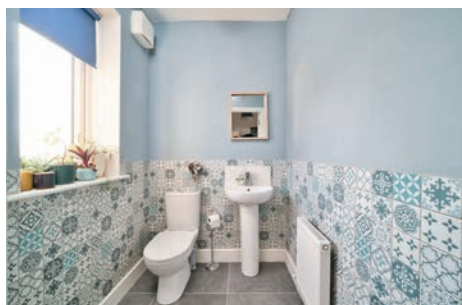
Tiled flooring, fitted wall and floor units, integrated oven, electric hob with stainless steel splashback, extractor fan, dishwasher, fridge freezer, additional units, light fitting and French doors leading onto patio garden.



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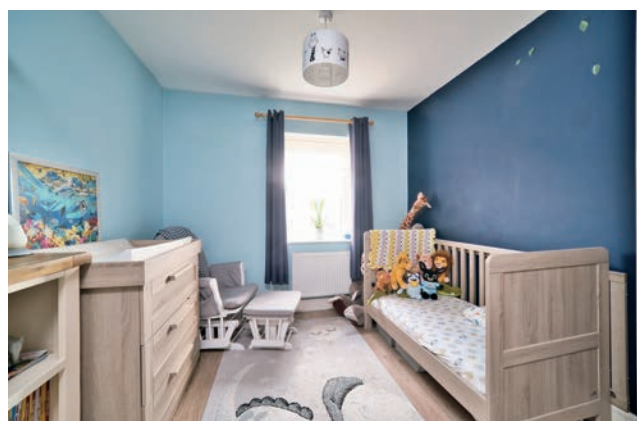
Utility Room	3.61m x 1m	Tiled flooring, wall and floor units and fully plumbed.
Landing	3.9m x 2.1m	Carpet, hot-press, light fitting and Stira ladder with partially floored attic space.
Master Bedroom	6.3m x 2.97m	Carpet, fitted wardrobes, integrated shelving, TV point and light fitting.
En-suite		Marble tiled floors, half tiled walls, shower cubicle, w.c., w.h.b. with vanity unit, shaving light, extractor fan and light fitting.



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Bedroom 2	4.44m x 2.8m	Laminate wood flooring, fitted wardrobes and additional sockets.
Bedroom 3	3.44m x 2.79m	Laminate wood flooring and fitted wardrobes.
Bathroom	2.13m x 2.32m	Marble tiled flooring, half tiled walls, bath with shower head and shower screen, w.c., w.h.b., heated towel rail, extractor fan and light fitting.
Garden		West facing garden with lawn and patio area, wood panelled fence.



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Additional Information:

Electric Car charger
Gross internal floor area approx. 120 sq.m
(1,292 sq.ft)
Built in 2019
Outside lights
Outside tap
PVC fascia and soffits
Alarmed

Entrance Driveway:

Cobble locked driveway, with
mature shrubs and lawn area.

Items Included in sale:

Electric hob, extractor fan,
dishwasher, fridge freezer curtains,
blinds and light fittings.

Services:

Mains water
Solar panels
Gas fire central heating



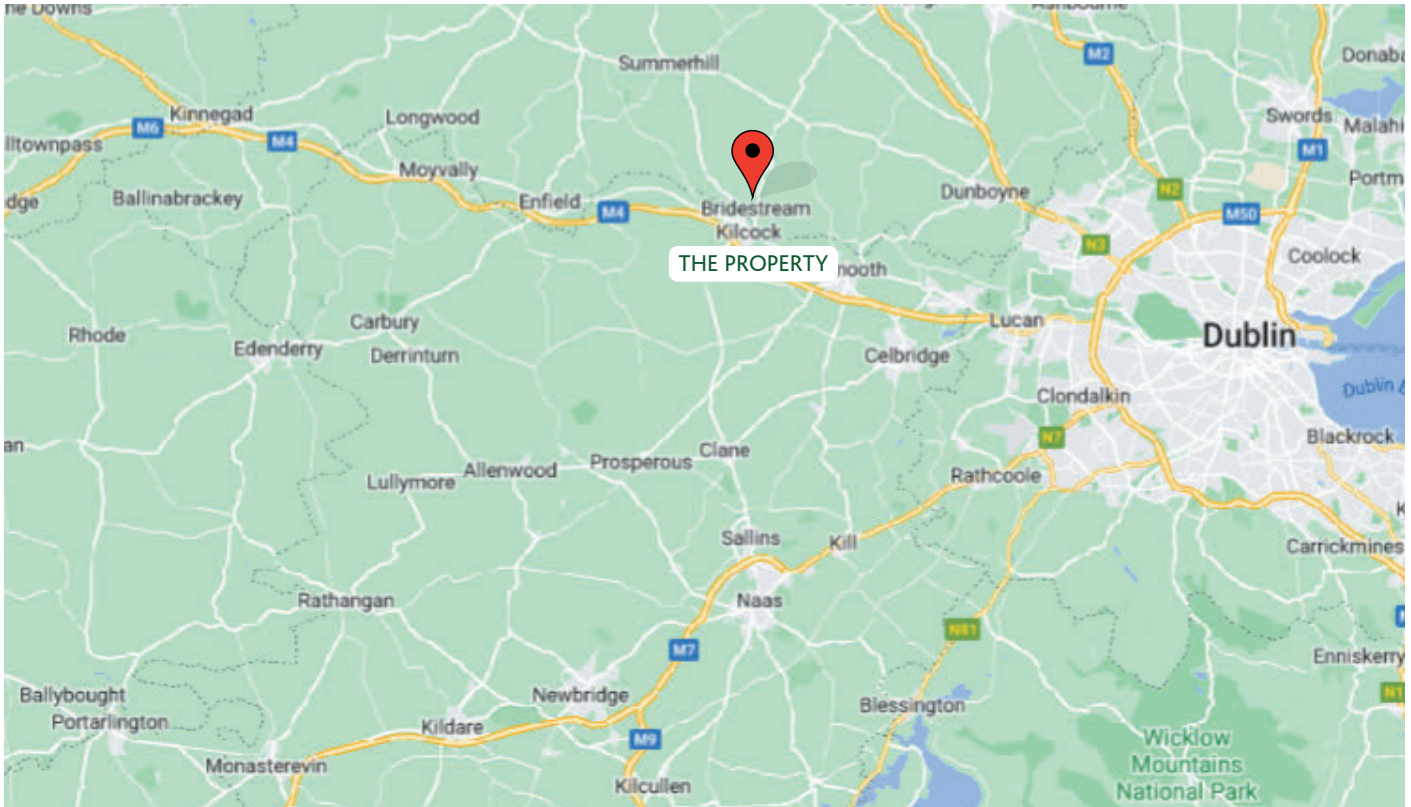
Floor Plans

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Directions

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Directions

W23 HWT1

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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