

Residential

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PROPERTY



42 Castle Green, Hereford Park, Leixlip, Co. Kildare

- Coonan Property is delighted to present this outstanding A1 BER-rated two-bedroom home, perfectly positioned within the highly sought-after Hereford Park development
- Built in 2023, this beautifully finished home is in true walk-in condition, boasting a sleek contemporary kitchen, premium flooring, bespoke fitted cabinetry, and elegant bathrooms
- A generous attic space, accessed via a folding ladder, offers excellent potential for future conversion
- The spacious kitchen and dining area opens through French doors to a beautifully landscaped rear garden
- The exterior is equally impressive, featuring a cobble-lock driveway, private lawned rear garden, panel fencing, and gated side access
- Exceptional A1 BER rating, enhanced by an energy-efficient LG Air-to-Water heat pump and superb insulation throughout
- Superbly located within walking distance of Leixlip village, the scenic Castletown Demesne and Parklands, as well as excellent schools, shops, sports facilities, and local amenities
- Perfect for commuters with convenient access to the M4/M50 motorways and just a short walk to Louisa Bridge Train Station and Dublin Bus routes

2 bedroom home
extending to approx.
84 sq.m (904 sq.ft)

Guide Price:
€445,000

Private Treaty

Accommodation

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Living Room **4.5m x 4.2m**

Laminate floors, recessed lights, fitted roller blinds, curtains and a bespoke storage cabinets.

Inner Hallway **2.4m x 1.8m**
and Guest W.C.

Tiled floors, tiled splash back, recessed lights, W.C., W.H.B, fitted mirror and radiator.



Accommodation

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Kitchen/Dining **3.5m x 4.4m**

Laminate floors, recessed lights, roller blinds, light pendant , French doors leading to rear garden, integrated fridge/freezer, integrated oven, hob, extractor fan, integrated dishwasher, water filtration system and stainless-steel sink.

Utility Room **1.6m x 1.9m**

Tiled floors, light pendant, fitted storage cabinets and fully plumbed.



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Landing

Laminate floors, light pendants, attic access via folding ladder, partially floored attic and light pendant with fitted shelf units for storage.

Master Bedroom (Rear)

3m x 4.4m

Laminate floors, light pendants, roller blinds, fitted wardrobe, integrated desk space with fitted cabinets above.

Bedroom 2 (Front)

3.1m x 4.4m

Laminate floors, light pendants, roller blinds, fitted wardrobe and integrated desk space.



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Bathroom

2.1m x 2.1m

Fully tiled bathroom, recessed lights, W.C., W.H.B, bath with shower screen and monsoon shower head, heated towel rail, fitted mirror and fitted toiletries cabinet.

Garden

Lawn, east facing, timber panelled fencing and a side entrance with gate.



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Additional Information:

Gross internal floor area approx. 84sq.m
Fully alarmed.
Side entrance with gate.
Shelf units in attic.
Dual zone heating system
Integrated desk space in both bedrooms –
space to work from home
Water filtration system.
High efficiency LG Air-to-Water heat
pump.

Services:

Mains water
Air to water heat pump

Entrance Driveway:

Cobble lock driveway with parking space
and gated side entrance leading to rear
garden.

Items Included in sale:

Roller blinds, fitted curtains, integrated
oven, hob, fridge/freezer, water filter,
bespoke TV stand/cabinets, dishwasher,
integrated desks and shelf units in attic.



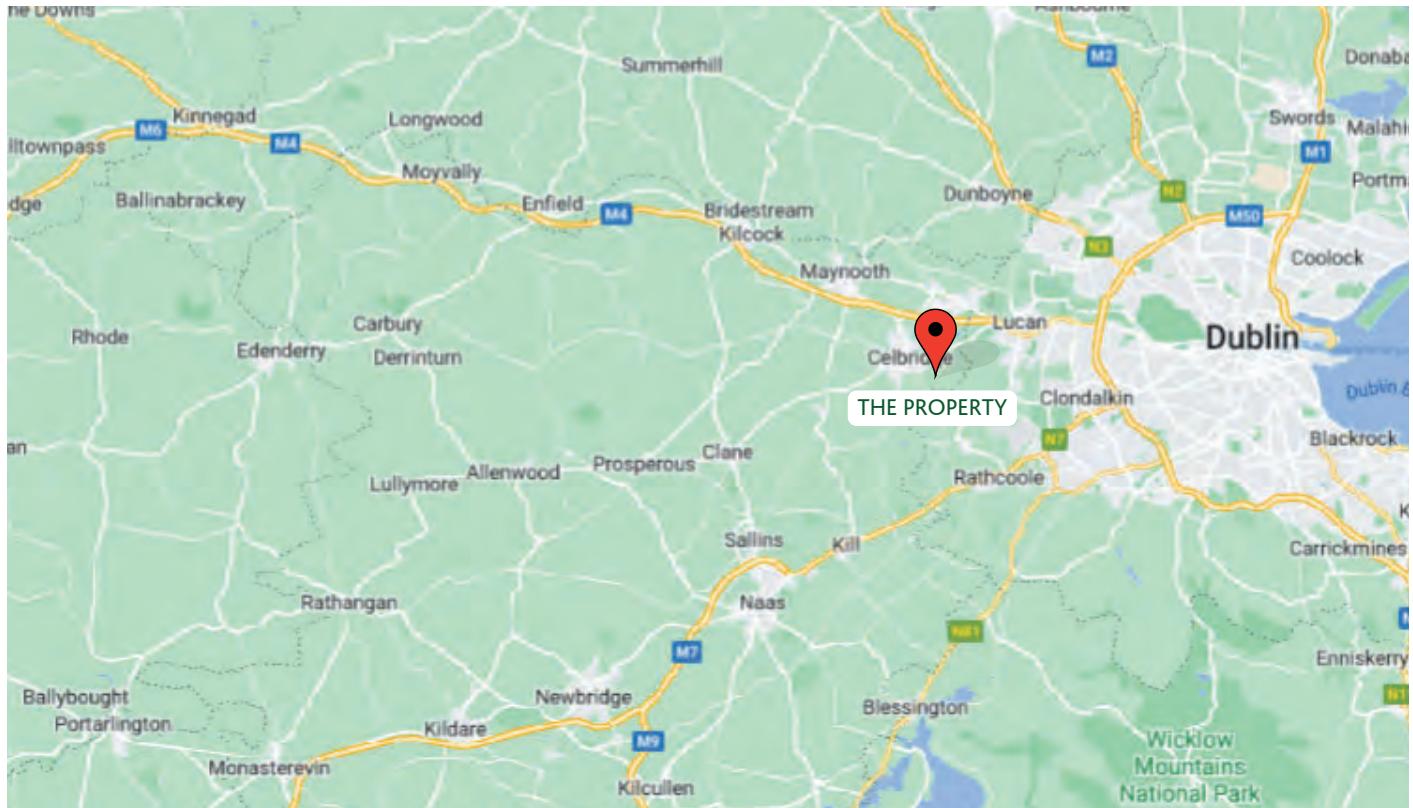
Floor Plans

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Directions

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Directions

W23 KHF2

BER

BER A1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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