

Residential

Coonan
PROPERTY



26 Williams Grove, Ardclough, Co. Kildare

- Coonan Property present a stunning A-rated four-bedroom, detached residence, situated in the most sought after Williams Grove development
- Accommodation briefly comprises entrance hallway, living room, kitchen/dining room, 4th bedroom/study, utility and ground floor shower room & wc, with 3 bedrooms inc. master ensuite and family bathroom upstairs
- Attic space is accessible by a folding attic ladder and offers potential to extend the living space
- Presents in exceptional condition, featuring solid oak herringbone floors, stylish bathrooms and kitchen finishes as well as a generously sized west facing rear garden
- Achieving an impressive A2 BER rating, complimented by Air-to-Water heat pump heating system
- Enjoys an enviable position overlooking a beautifully maintained green area, perfect for families with young children
- Conveniently situated within walking distance of the highly regarded St. Anne's Primary School, local shop, GAA club, coffee shop, and the scenic Grand Canal walkway and Lyons Estate
- Offering a convenient 30-minute commute to Dublin, easily accessible via Hazelhatch Train Station (5km) or nearby M7 (6km) and M4 (12km) motorways

**4 bedroom detached
residence extending to
approx. 147 sq.m
(1,582 sq.ft)**

Guide Price:

€685,000

Private Treaty

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Entrance
Hallway

5.4m x 1.9m

Herringbone oak flooring, two light shades, alarm panel and under stair storage.

Living Room

4.02m x 5.32m

Herringbone oak flooring, light shade, blinds, tv point, double doors leading into dining area.



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**Kitchen/
Dining**

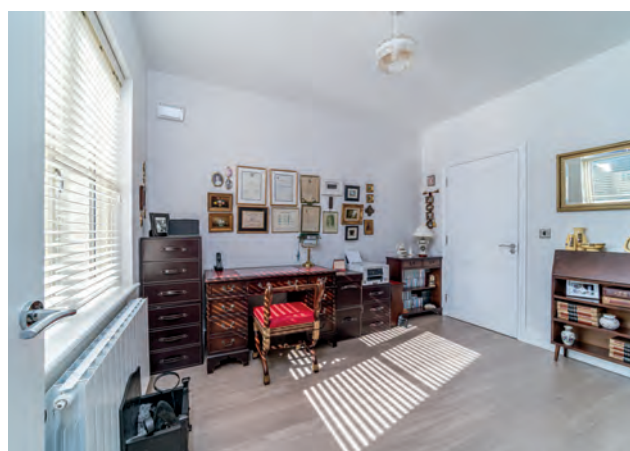
3.37m x 6.1m

Herringbone oak flooring, shaker style fitted wall and floor units, quartz worktop and upstand, Bosch oven, microwave, induction hob, extractor fan, integrated dishwasher, integrated fridge freezer, blinds, light fittings and double doors leading out to rear garden.

Utility Room

2.58m x 1.52m

Tiled flooring, wall and floor units, fully plumbed, window and light fitting.



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Shower Room **2.56m x 1.47m**

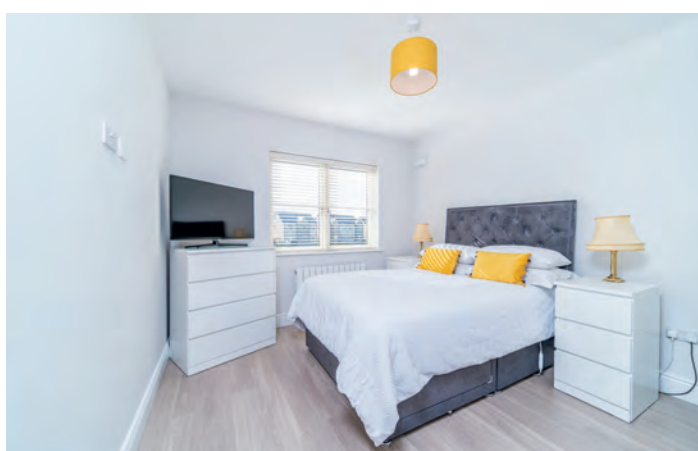
Tiled flooring, shower cubicle – fully tiled, w.c., w.h.b, extractor fan, light fitting and door leading into 4th bedroom/office.

**Bedroom 4/
Office** **3.1m x 3.55m**

Laminate flooring, blinds and light fitting.

Landing

Laminate flooring, hot-press, light fitting, attic access via folding ladder and storage closet.



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**Master
Bedroom**

3.84m x 3.36m

Facing front
Laminate wood flooring, light fitting, blinds storage closet and large walk-in-wardrobe (2.27m x 1.6m).

En-suite

1.63m x 2.3m

Tiled flooring, shower cubicle, w.c., w.h.b., fitted mirror with shaving light, light fitting, extractor fan and vertical heated towel rail.

Bedroom 2

3.8m x 2.77m

Facing rear garden
Laminate wood flooring, light fitting and blinds.



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Bedroom 3 **4.05m x 3.17m** Facing front
Laminate wood flooring, fitted wardrobes, light fitting and blinds.

Bathroom **2.08m x 2.57m** Tiled flooring, bath with shower screen, w.c., w.h.b, shaving light, light fitting, extractor fan and window.

Garden West facing rear garden, blocked built wall surround, lawn and patio area with two gated side entrances.



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Additional Information:

Gross internal floor area approx. 147sq.m or 1,582sq.ft

Built in 2023

Concrete block construction

UPVC A rated double glazed windows

Smoke, heat and CO2 detectors fitted throughout the property

Very high levels of insulation incorporated in floors, walls and roofs

Full Mechanical Ventilation with heat recovery (MHRV)

Wired for high-speed broadband (Cat 6)

Items Included in sale:

Bosch oven, microwave, induction hob, extractor fan, integrated dishwasher, integrated fridge freezer, blinds and light fittings.

Services:

Mains water

Air to water heat pump

Entrance Driveway:

Cobble locked driveway with parking for 2 cars and lawn area.



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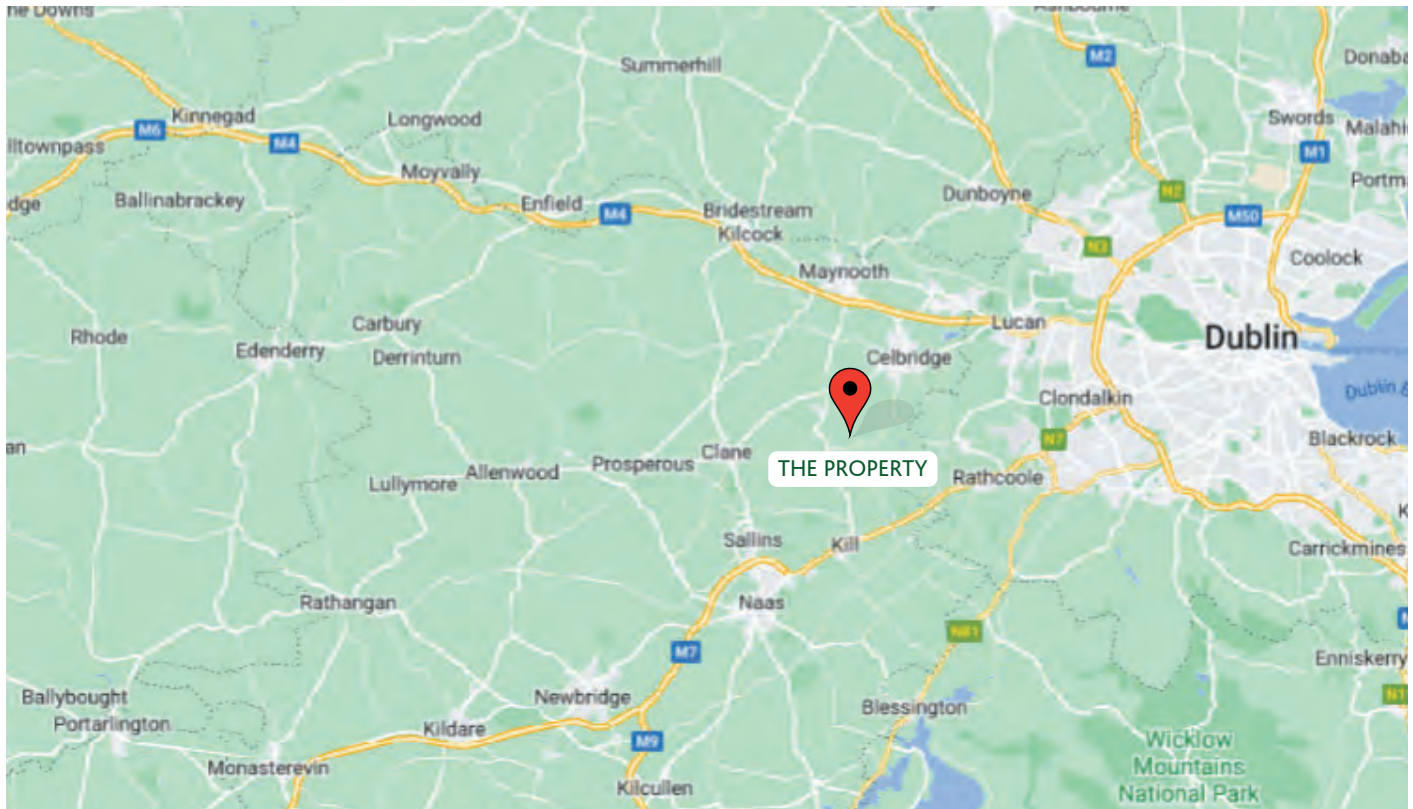
Floor Plans

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Directions

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Directions

W23 XHH3

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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