

Residential

Coonan
PROPERTY



27 Mill Gate, Millerstown, Kilcock, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Exceptional A Rated, 3 bedroom semi-detached home that extends to approx. 125sq.mtrs (1345.50 sq.ft.)
- Generous living accommodation with well-proportioned rooms which are tastefully presented.
- This property contains many unique features such as a contemporary styled kitchen by -Elegance, high quality shaker style wardrobes in the bedrooms and high quality bathrooms throughout.
- Millerstown is a highly sought after development located close Kilcock Town Centre and all the amenities Kilcock has to offer such as schools and shopping.
- Connectivity is excellent, with easy access to the M4 Motorway and close to Kilcock Train Station.

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3 bed
Semi-Detached
approx. 125sq.mtrs
(1345.50 sq.ft.)

Guide Price:
€335,000

Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hallway	2.97m x 3.66m	Under stairs storage, laminate floor.
Guest Toilet	1.98m x 1.67m	Tiled floor and splashback, w.c & w.h.b, gable end window, laminate floor.
Sitting Room	4.03m x 4.28m	TV point, laminate floor, feature bay window.



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Kitchen

**2.96m x 5.44m/
3.48m x 4.32m**

Fitted modern wall and floor units, stainless steel bowl and a half sink, tiled floor, integrated oven, hob, dishwasher, microwave, integrated dining area, french doors to garden.

Utility

1.80m x 2.17m

Plumbed for washing machine, floor units, back door.



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1st FLOOR:

Landing		Gable end window, carpet, hotpress off, attic access.
Master Bedroom	4.54m x 3.14m	Fitted wardrobes, carpet.
Ensuite	1.93m x 1.85m	Tiled floor and splashback, heated chrome towel rail, w.c & w.h.b, shower, shaving light.



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Bedroom 2	2.9m x 4.34m	Fitted wardrobes, carpet.
Bedroom 3	3.05m x 3.14m	Fitted wardrobes, carpet.
Bathroom	2.59m x 2.41m	Tiled floor and splashback, heated chrome towel rail, w.c & w.h.b, bath, shaving light.





Services:

Mains water
Mains sewage
Gas central heating

Items Included in sale:

Dishwasher, hob, oven, microwave,
curtains and blinds.

Additional Information:

Approx. 125 sq.m.
Built in 2019.
PVC double glazed windows.
PVC soffit and fascia.
PV solar panels.
Security alarm.
Smoke alarms.
Cobblelock driveway.
Off street parking.
Cul-de-sac location.
Patio area to the rear.

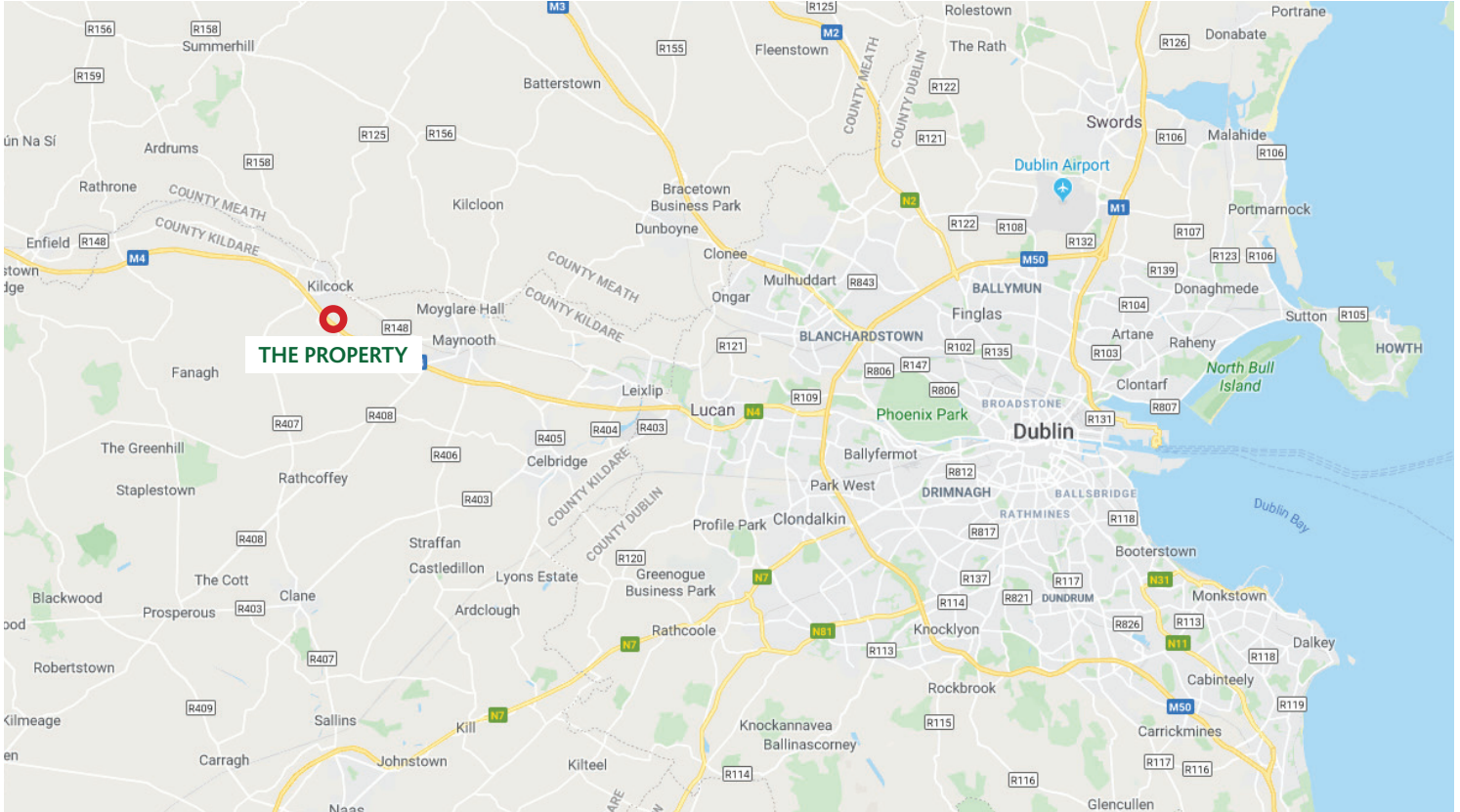
Floor Plans

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Directions

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Directions:

Eircode
W23 V2H6



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

VIEWING

By prior appointment at any reasonable hour.

BER



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