

Residential

Coonan
PROPERTY



57 Elton Court, Leixlip, Co. Kildare

- 3 bedroom semi detached home extending to approx. 87 sq.m
- Accommodation comprises entrance hallway, living room, kitchen/dining room, ground floor wc, 3 bedrooms and main bathroom
- Presents in excellent condition throughout
- Spacious front driveway with lawn offering extra parking if needed
- Ideal investment property due to the property's close proximity to Kildare Innovation Campus and Intel

3 bedroom semi
detached home
extending to approx.
87sq.m (936 sq.ft)

Guide Price:

€345,000

Private Treaty

Accommodation

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Entrance
Hallway

4.27m x 1.87m

Solid wood flooring, under stair storage and alarm panel.

Living Room

3.39m x 4.34m

Solid wood flooring, feature fireplace with wood surround and open fire, recessed lights, TV point, curtains, blinds and double doors leading into kitchen/dining room.

Kitchen/Dining

5.28m x 3.30m

Solid wood flooring, fitted wall and floor units, tiled splashback, integrated oven, hob, extractor fan, microwave, dishwasher, fridge freezer recessed lights and double French doors leading into garden



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Landing	1.87m x 3.45m	Carpet, hot-press, light fitting and attic access with folding ladder.
Master Bedroom	3.5m x 3.4m	Carpet, fitted wardrobes, curtains, blinds and light shade
Bedroom 2	3.84m x 3.42m	Carpet, tv point, blinds and light shade.
Bedroom 3	2.42m x 2.66m	Laminate flooring, fitted wardrobes, blinds and light shade
Garden	16.6m x 5.2m	Lawn, patio area and block-built boiler house.



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Services

Mains water
Oil fire central heating

Items Included in sale:

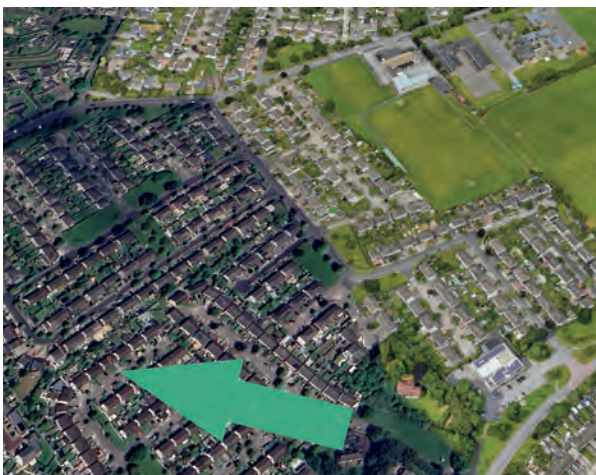
Integrated oven, hob, extractor fan,
dishwasher, fridge freezer, microwave,
curtains, blinds and light shades.

Additional Information:

Gross internal floor area approx. 87sq.m
(936 sq.ft)
PVC fascia and soffits
Parking for one car, potential for more
Shared side entrance
Outside tap

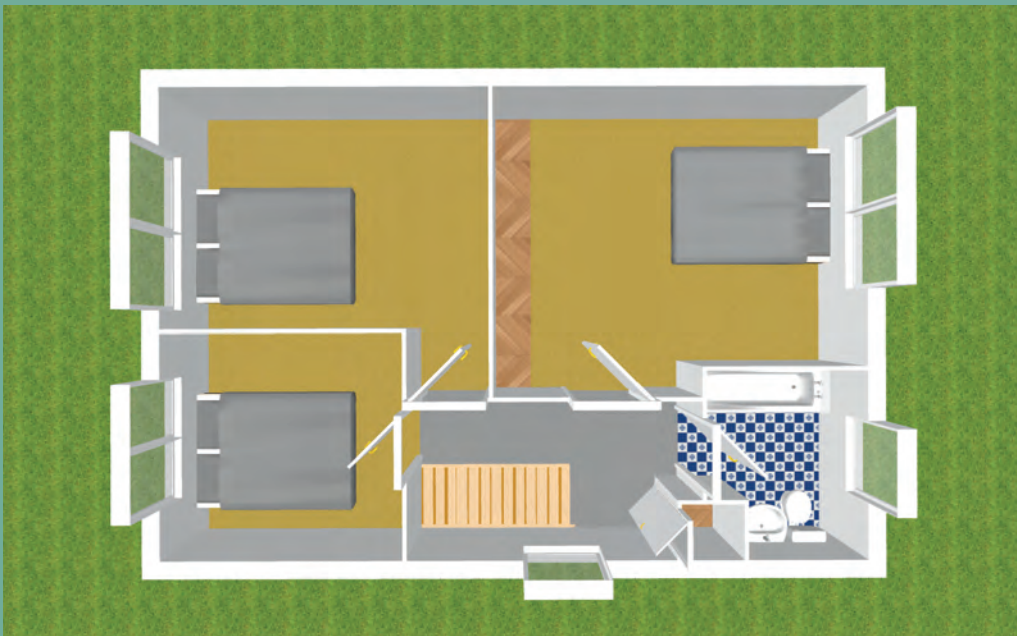
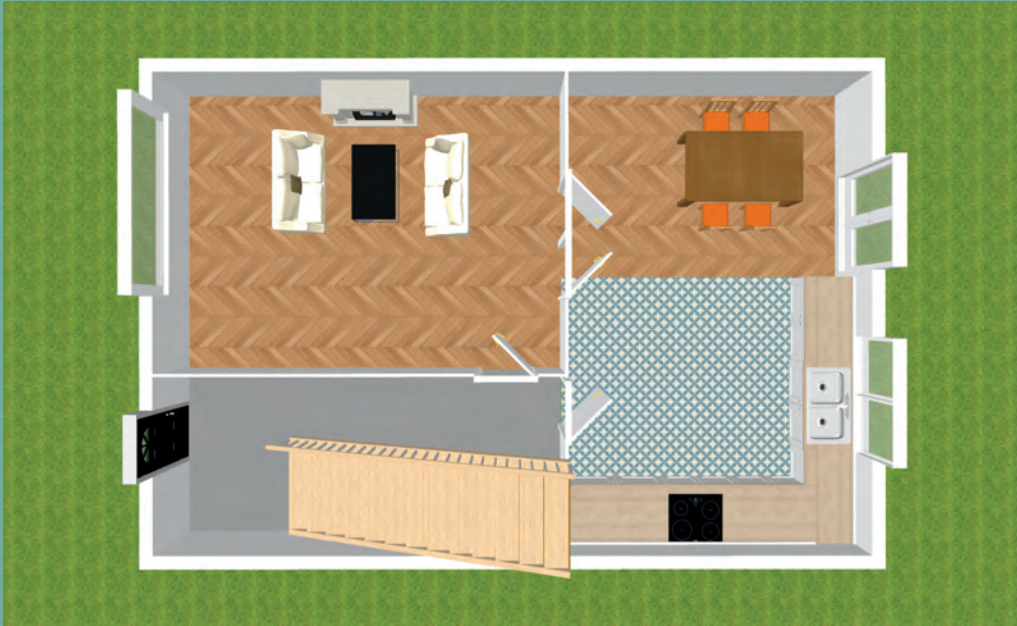
Location

Located near all of Leixlip's excellent amenities including Barnhall Shopping centre, schools both secondary and primary as well as numerous sports clubs
Just a short walk to bus stops, Leixlip Louisa Bridge train station and 5 minutes drive to the M4 motorway



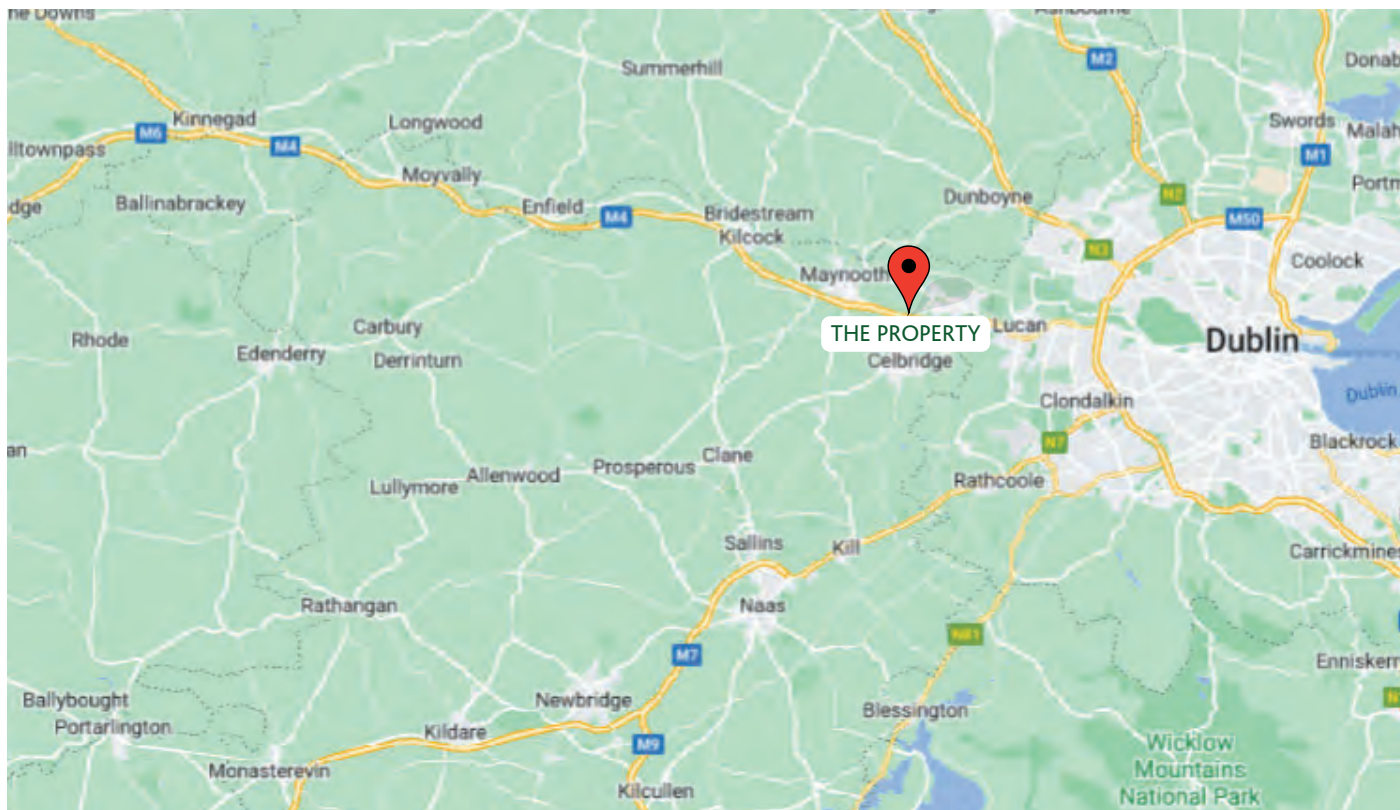
Floor Plans

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Directions

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Directions

W23 X8Y0

BER

BER E1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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