

Residential

Coonan
PROPERTY



256 Glendale Meadows Leixlip, Co. Kildare

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

- Superb 3/4 bed semi-detached property on a large corner site.
- The property extends to approx. 118sq.mtrs (approx. 1,270 sq. ft)
- This property has the benefit of an attic conversion
- Excellent opportunity to secure a super property in a prime location
- Ideally located adjacent to St. Catherine's Park
- Close to all amenities including shops, schools & bus stops and Confey Train Station
- Viewings are highly recommended

PSRA No. 003764

**3/4 bed semi
detached**

Approx. area of
118sq.mtrs
(1,270 sq. ft)

Guide Price:

€339,000

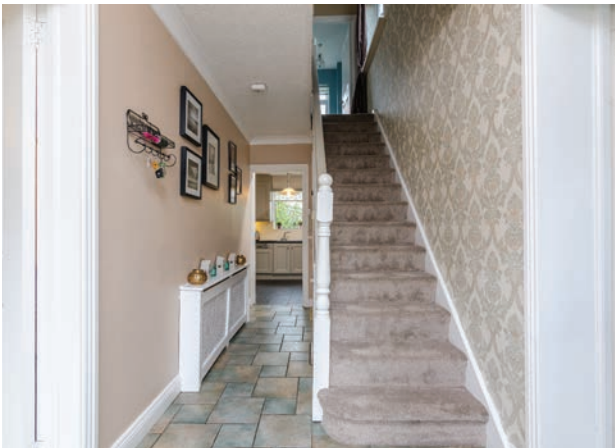
Private Treaty

coonan.com

Accommodation

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Entrance Hall	5.01m x 1.83m	Tiled floor, centre piece, coving, alarm panel, under stairs storage.
Guest Toilet		W.C. & W.H.B., tiled floor.
Sitting Room	3.54m x 5.49m	Cast iron fireplace with tiles, wooden surround and marble heath. Coving, centre piece, TV point, laminate floor.
Bedroom 4 / Family Room	2.20m x 3.50m	Solid wood floor.
Kitchen	3.17m x 5.55m	Tiled floor, wall & floor solid ash painted kitchen units, tiled splashback, 4 ring gas hob, oven, dishwasher, extractor fan, laminate floor, centre rose, sliding patio doors.
Utility	2.47m x 3.10m	Fitted wall & floor units, sink, tiled splashback, plumbed for washing machine, attic access, and lino floor.



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Walk in Larder	1.07m x 2.23m	Floor to ceiling shelving, solid wooden floor.
Landing	3.13m x 2.08m	Attic access, gable end window, carpet.
Master Bedroom	3.90m x 4.39m	Fitted wardrobes, laminate floor.
Bedroom 2	2.82m x 2.38m	Fitted wardrobes, carpet.
Bedroom 3		Fitted wardrobe, free standing wardrobe, carpet, hot press.
Converted attic	3.16m x 3.72m	Solid wood floor, Velux window, eaves storage.
Bathroom	2.68m x 1.92m	W.C. & W.H.B., shower, Triton T90xr, wall press with mirror, lino floor, wooden panelling.



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Additional Information

- Approx. internal area 118 sq. m
- Built 1985
- Security alarm
- Smoke alarm
- PVC windows
- Original Facia & Soffit
- Block built garden shed c.14.75 sq. m
- Outside tap
- Outside ESB
- Overlooking green area
- Maintenance free exterior
- Raised shrubs beds front
- Shrub border in rear garden
- Ample parking

Services

- Gas fired central heating
- Mains water
- Mains sewage

Items Included in sale

Integrated oven, dishwasher, hob, extractor fan.

Viewing

By prior appointment at any reasonable hour.

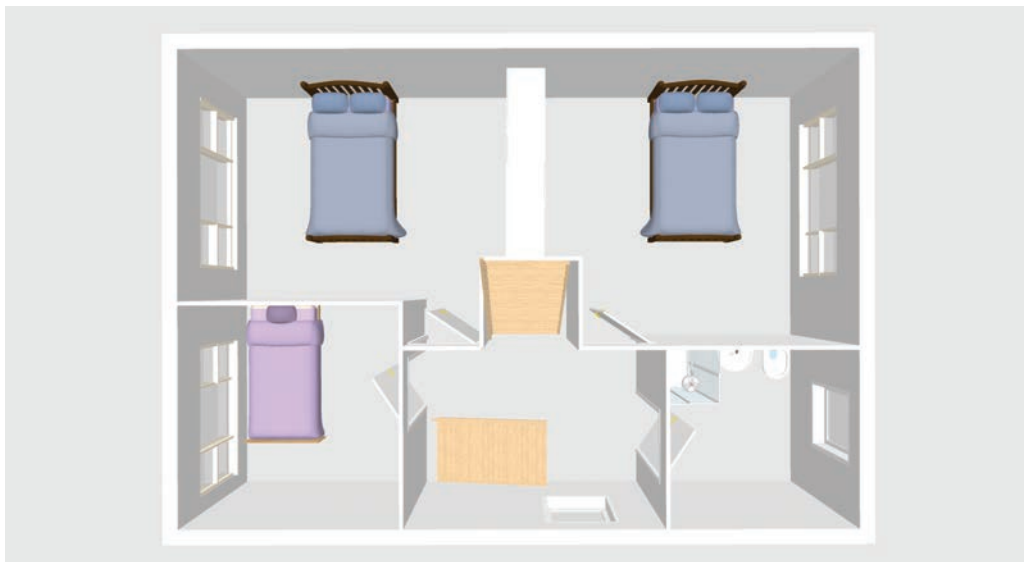
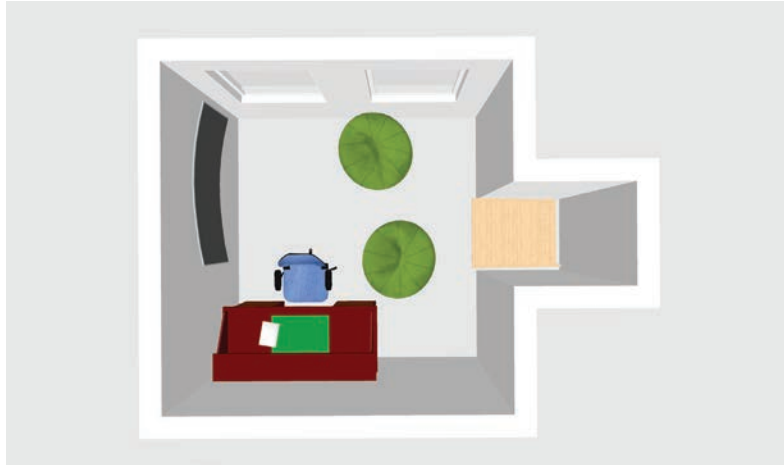
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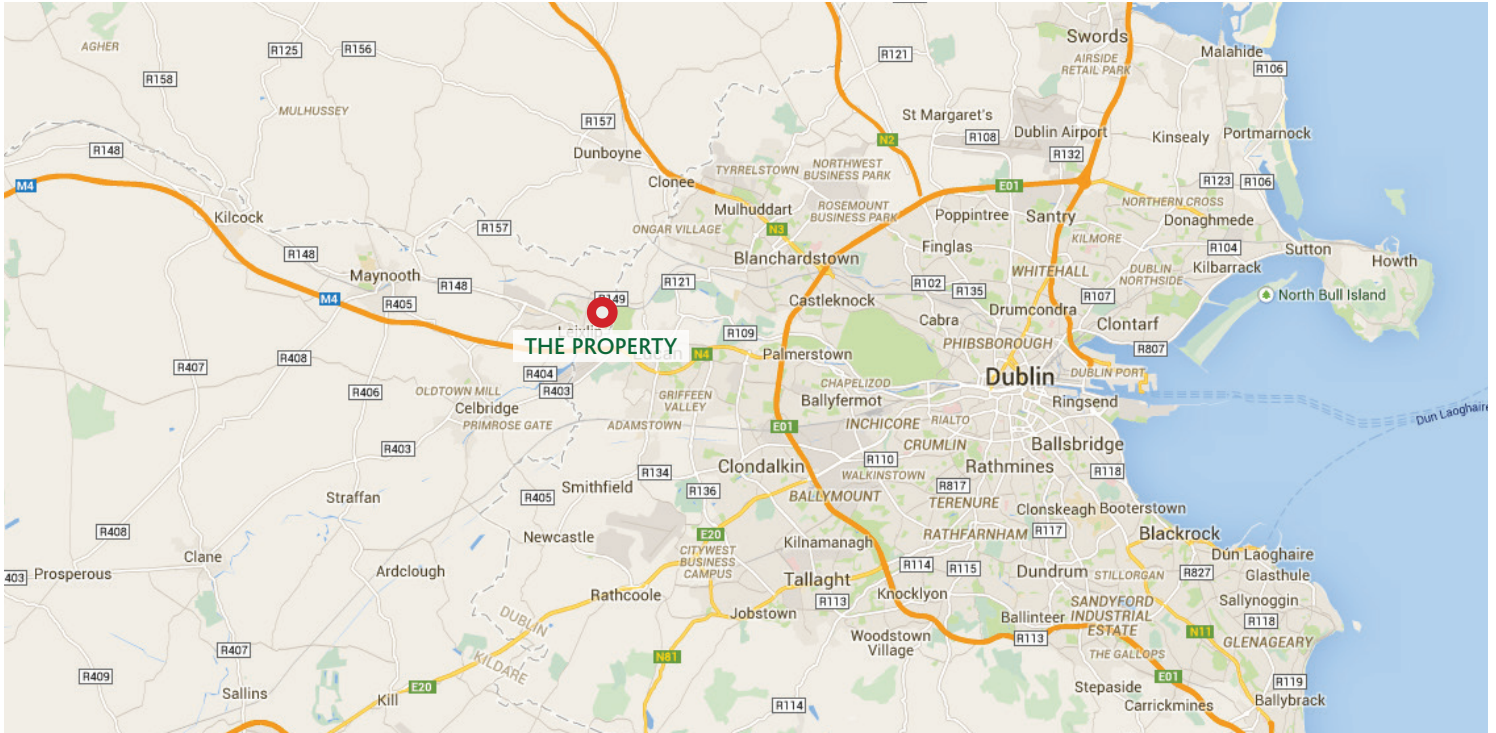
Floor Plans

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Directions

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Directions

Eircode: W23 F2A8

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Contact Information

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