

Residential

Coonan
PROPERTY



Railway Cottage, Clownings, Straffan, Co. Kildare

- Picturesque three bedroom detached cottage sitting on 0.24 acres extending 127 sq m / 1367 sq ft
- Accommodation comprises of entrance hallway, living room, kitchen/dining area, utility, sunroom, three bedrooms and family bathroom
- Within easy commuting distance of M50, Dublin city centre and to the airport
- Hazelhatch train station is just 10 minutes
- Minutes from Ardclough primary school and amenities

3 bedroom detached cottage extending to approx. 127 sq.m (1,367 sq.ft)

Guide Price:

€375,000

Private Treaty

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Entrance Hallway	6.28m x 1.65 + 1.00m x 3.46m	Laminate floor, alarm panel, hot press with additional storage.
Living Room	5.51m x 3.35m	Semi solid wood floor, original open fireplace, wall lights, tv point, French doors opening to sun room, window to front of house.
Sun Room	5.67m x 3.36m	Tiled floor, wall lights, sliding door to back garden.



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Kitchen/Dining 3.86m x 3.40m

Laminate floor, wall tile splash back, fitted kitchen, laminate worktop, Electrolux hob and cooker, princess smart convector heater.

Utility Room 1.57m x 3.47m

Tiled floor, plumbed for washing machine, additional sockets, door to rear garden.

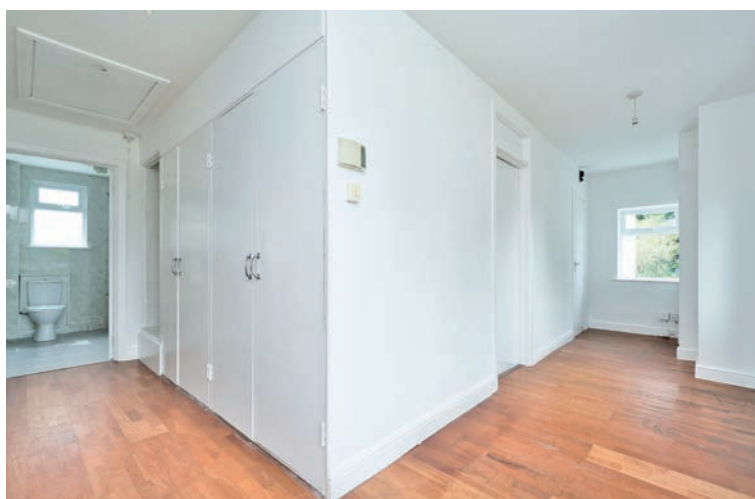


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Bedroom 1 **3.58m x 3.61m** Laminate floor, Princess smart convector heater, additional double sockets, large window overlooking front.

Bedroom 2 **3.74m x 3.66m** Laminate floor, fitted double wardrobe, double socket.



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Bedroom 3

5.1 x 2.8m

Laminate floor, oil fired radiator, additional double sockets, window overlooking rear garden.

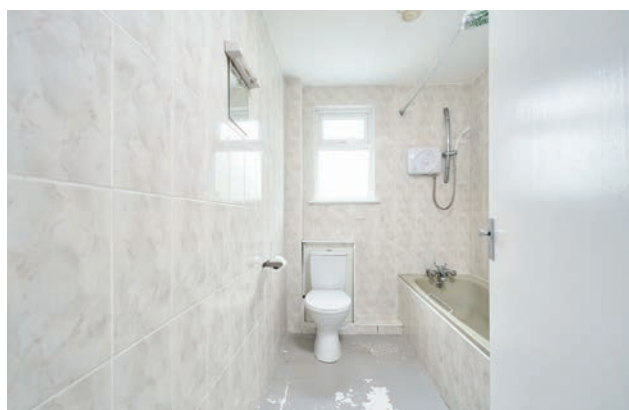
Family Bathroom

1.80m x 2.40m

Tiled walls & floor, bath, electric TritonT90 shower, w.c., wash hand basin.

Garden

To the easterly side of the property there is a garden featuring a lawn and gravel border, rear garden includes an additional lawn area with stream running through it, a paved patio space, and stud and rail fencing. Wooden garden shed, original outbuilding with an outdoor sink.



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Additional Information:

Built in the early 1900's
PVC windows and doors
Heating system requires full replacement
and will be "Sold As Seen"

Services:

Bio cycle (shared with neighbouring
property)
Mains Water

Items Included in sale:

"Sold As Seen"

Entrance Driveway:

Gravel drive, lawn surround, ample parking,
stud and rail fencing surrounding the
property.



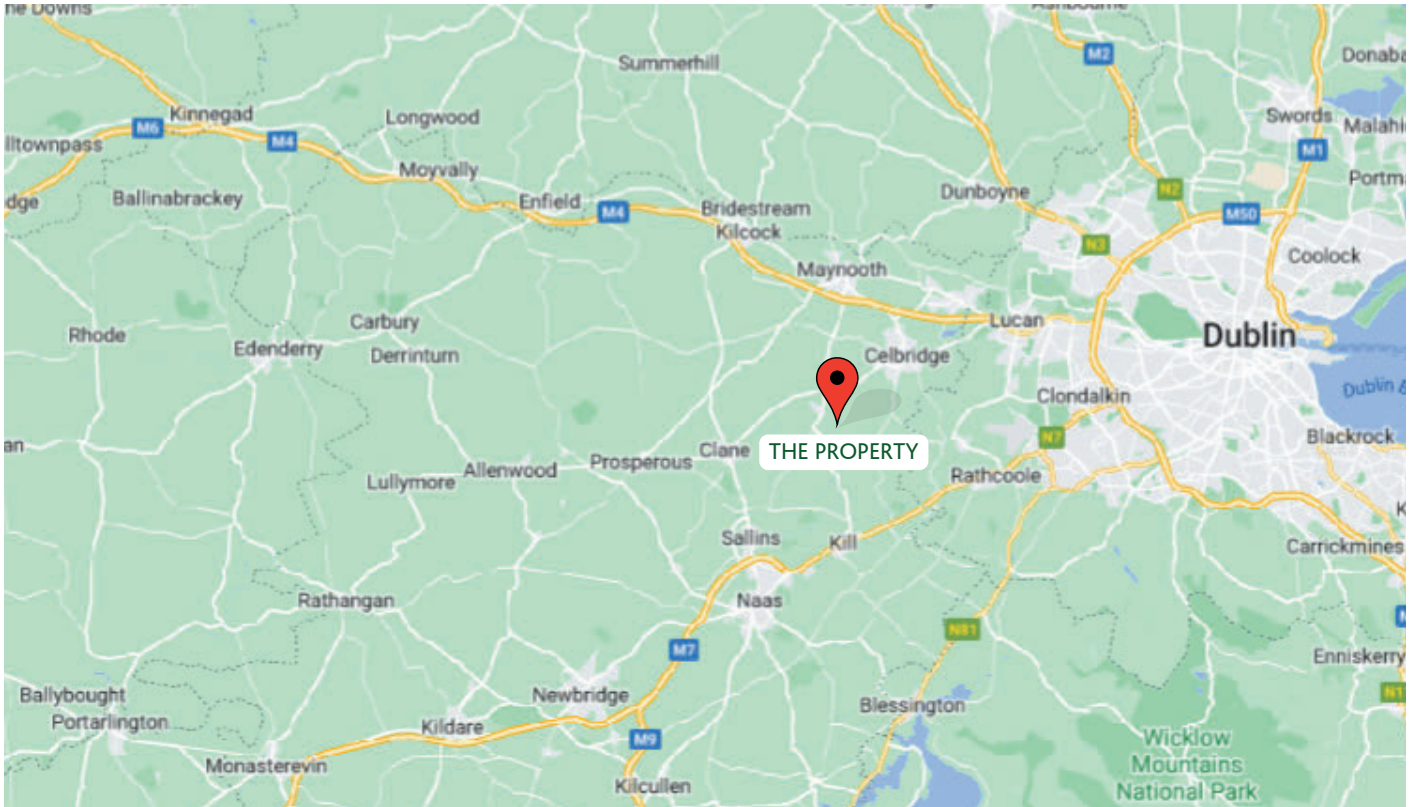
Floor Plans

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Directions

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Directions

W23 TV06

BER



Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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