

# Residential

# Coonan

PROPERTY



## 141 Royal Meadows, Kilcock, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Spacious 3 bedroom semi-detached home of distinction with high quality interior
- The property extends to approx. 1,226 sq. ft. (113.89 sq.m.) with a north east facing garden
- The property contains generous living accommodation with well-proportioned rooms
- Royal Meadows is a hugely sought-after development which is just a short stroll to Kilcock and all its amenities including shopping, schools and sports clubs
- This property is strategically located with great connectivity by bus links, Kilcock train station and easy access onto the M4

3 bedroom  
semi-detached  
approx. 1,226 sq.ft.

Guide Price:

**€350,000**

Private Treaty

# Accommodation



## GROUND FLOOR:

Entrance Hallway	4.73m x 3.08m	Coving, alarm panel, laminate floor.
Guest Toilet		Tiled floor, w.c & w.h.b
Sitting Room	3.49m x 4.88m	Laminate floor, feature bay window, marble fireplace with cast iron insert, granite hearth and Stanley cassette stove, coving, TV point.



# Accommodation

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**Kitchen/ Dining**

**3.89m x 6.84m**

Traditional style cream kitchen units, tiled splashback, tiled floor, Belfast sink, solid timber worktop, integrated fridge-freezer, double oven, 5 ring gas hob, extractor fan, breakfast bar, plumber for dishwasher, integrated dining area, sliding patio doors.

**Utility**

**2.19m x 1.08m**

Wall shelving, plumbed for washing machine, tiled floor, back door.



# Accommodation



## 1st FLOOR:

Landing	1.13m x 3.18m	Feature window, attic access with stira, hot-press off.
Master Bedroom	4.17m x 3.27m	Fitted wardrobes, dual aspect windows, laminate floor.
Ensuite		Fully tiled, Triton T90sr shower, w.c & w.h.b., shaving light.



# Accommodation

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**Bedroom 2**      **2.78m x 4.01m**      Fitted wardrobes, phone point, laminate floor.

**Bedroom 3**      **2.81m x 3.5m**      Fitted wardrobes, laminate floor.

**Bathroom**      **2.87m x 1.73m**      Fully tiled, wall mirror, w.c & w.h.b., bath.





### Services:

Gas fired central heating  
Main water  
Mains sewage  
Outside ESB  
Outside tap

### Items Included in sale:

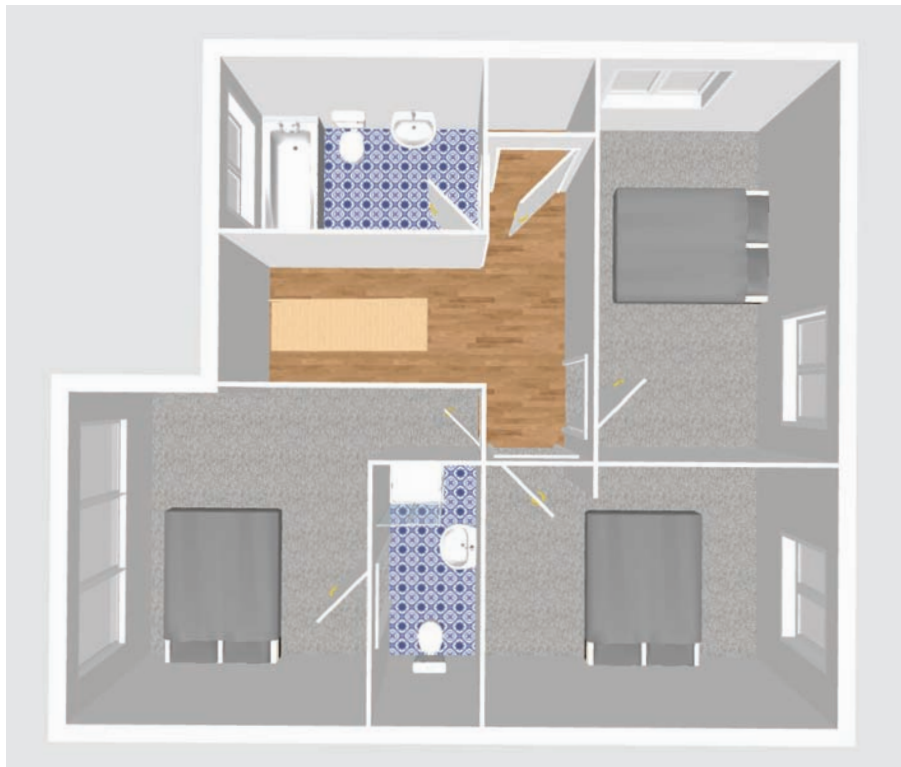
Hob, double oven, extractor fan, fridge-freezer.

### Additional Information:

Approx. internal area: 114 sq.m.  
Built in c.2001.  
Security alarm.  
Smoke alarms.  
Garden shed.  
Side entrance.  
Off street parking.  
Cul-de-sac location.  
Large patio area to the rear.  
Large front garden with cobblelock driveway.

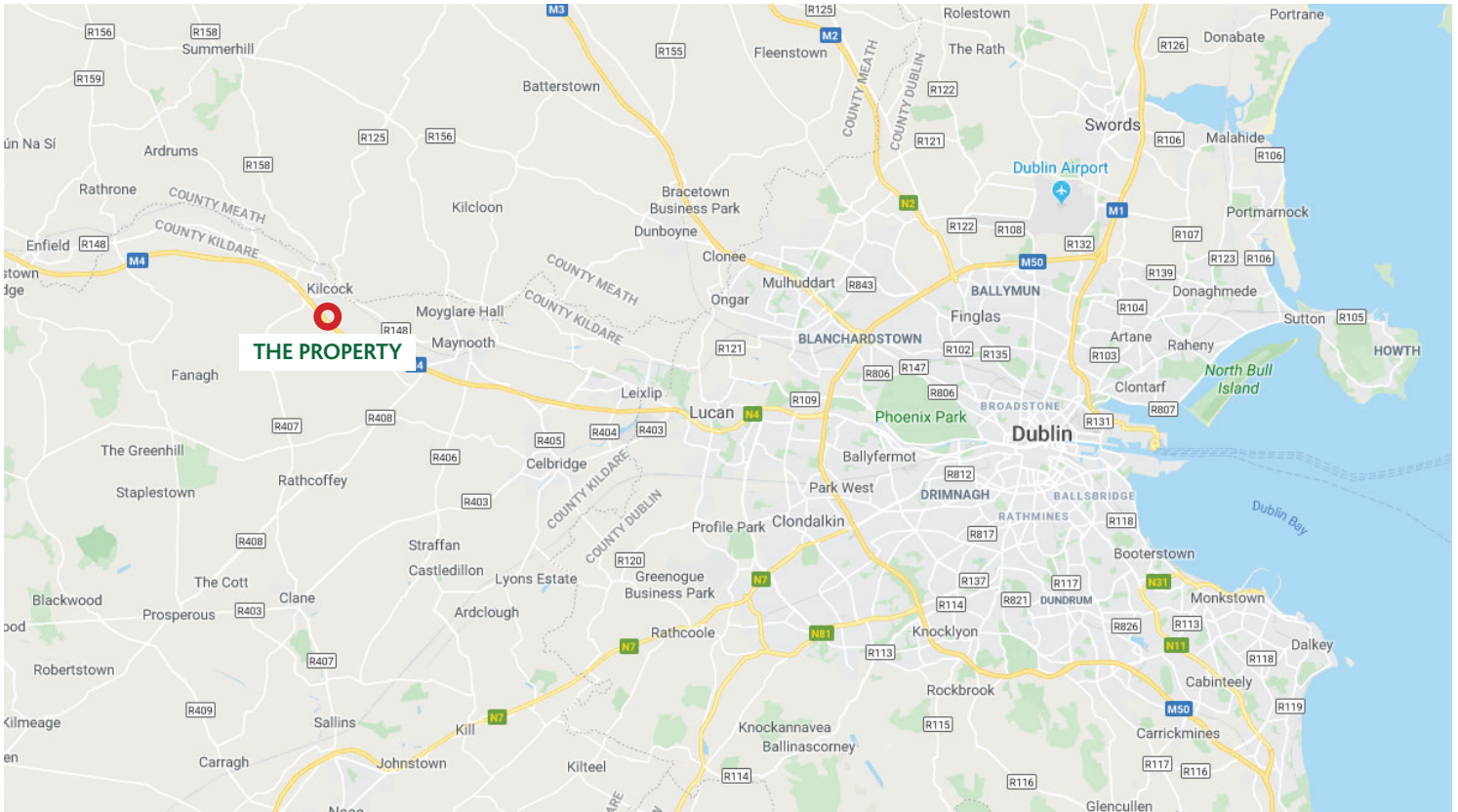
# Floor Plans

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# Directions

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## Directions:

Eircode  
W23 EH92

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Contact Information:

Jill Wright  
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01 628 6128

## VIEWING

By prior appointment at any reasonable hour.

BER

**BER** C2

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