

**FOR SALE**

BY PRIVATE TREATY

**21 The Willows  
Allenwood  
Co. Kildare  
W91N732**



Four Bedroom Semi-Detached  
c.176.5sq.m /1,900sq.ft



**Price: €295,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic four-bedroom, 3 bath, Semi-detached dormer bungalow which comes to the market situated in the quaint Allenwood Village, Co Kildare.

This property will make a stunning family home nestled away in a quite development a short stroll from Allenwood village. Dublin only a short commute up the N7 and easy access to Naas and Sallins.

Originally sold in 2015 as the show house for the new development, this house is in turn key condition with a host of additional features Inc. solar panels and gas fired central heating.

The accommodation briefly comprises of c. 1900 sq ft, entrance hall, large open plan living room leading into the bright and spacious kitchen with adjoining utility room. You will also find a large double bedroom and guest w.c accessed from the main hall. Upstairs we have the master bedroom with walk in wardrobes and master en suite, along with the family bath and 2 large double rooms. To the rear of the property you will find the spacious rear garden with shed.

Finished to an extremely high standard this stunning family home is ideal for any first-time buyers or someone looking to trade up. Viewing is highly advised! Call Ray Cooke Auctioneers today!

## FEATURES

- c. 1900 sq ft
- BER – A3
- Gas Fired Central heating and Solar Panels
- Combi Gas & electric inset fire in living room
- Double glazed windows
- Bespoke fitted kitchen
- Open plan living ideal for family life
- Guest W.C
- Utility room
- Master bedroom with walk in wardrobes and master En suite
- Ample off-street parking
- Side gate access to rear
- Turn key condition
- Allenwood Village– within walking distance
- Quaint, peaceful setting
- Viewing highly advised!





## ACCOMMODATION



### HALLWAY

6'2" x 20'3" (1.9m x 6.2m)

Semi solid floors with carpet flooring to stairs and access to lounge, kitchen & dining room.

### LOUNGE

14'1" x 16'7" (4.3m x 5.1m)

Semi solid flooring with combi gas electric inset fireplace, with access to kitchen/dining and rear garden.

### KITCHEN/DINING ROOM

11'4" x 23'2" (3.5m x 7.1m)

Fully fitted kitchen with tiled flooring, induction hob with double doors to the rear of the garden.

### UTILITY

8'8" x 5'9" (2.6m x 1.8m)

Tiled flooring.

### BEDROOM 1

10'7" x 11'8" (3.1m x 3.6m)

Double bedroom to the front of the property, located on the bottom floor, with carpet flooring.

### MASTER BEDROOM

13'1" x 13'1" (4.2m x 4.2m)

Double bedroom to the front of the property, with carpet flooring, walk in wardrobe and access to ensuite.

### ENSUITE

7'5" x 6'5" (2.3m x 2.0m)

Located in the master bedroom, walk in shower, wc, wash hand basin with tiled flooring.

### BEDROOM 2

11'1" x 9'8" (3.4m x 3.0m)

Double bedroom to the front of the property with carpet flooring.

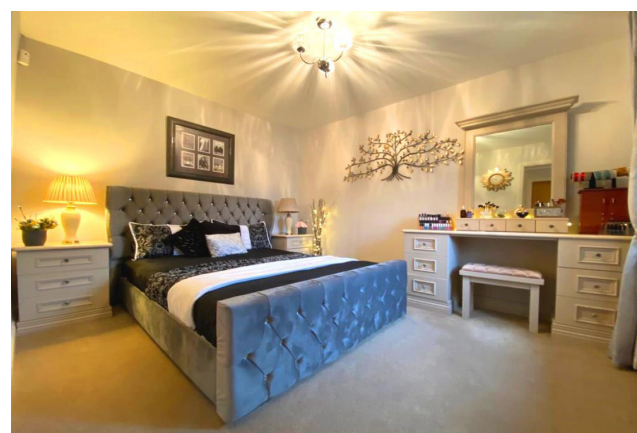
### BEDROOM 3

10'4" x 12'7" (3.2m x 3.2m)

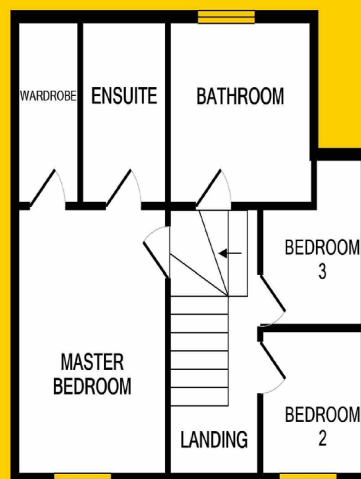
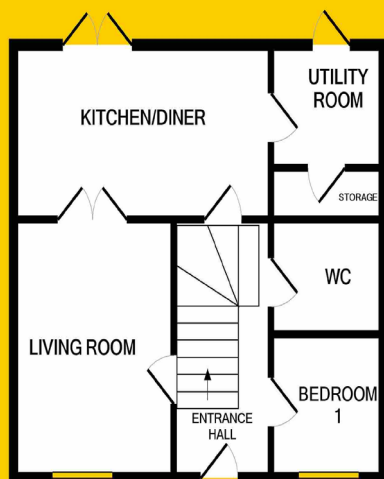
Double bedroom to the rear of the property with carpet flooring.

### BATHROOM

Fitted with WC, wash hand basin bath and shower, tiled flooring and wet areas.







## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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