

Residential

Coonan
PROPERTY



15 The Rise, Ledwill Park, Kilcock, Co. Kildare

- Stunning A rated 3 bedroom terraced home extending to approx. 97 sq m/1044sq ft
- Accommodation comprises of hallway, living room, kitchen/dining, utility/guest wc room, three bedrooms, en-suite and family bathroom
- Approached by cobble lock drive, shared side entrance and electric charger
- Ledwill Park is a hugely sought-after development with numerous landscaped open spaces
- Location offers easy access to public transport including Kilcock train station and plenty of amenities including shops, cafes and bars. Kilcock also offers an excellent selection of primary schools and a secondary school.
- Excellent transport services with Kilcock train station only 10 minute walk and regular bus services to Dublin city centre and surrounds, M4 only 5 minute drive and Maynooth town is approx. 10/15 minute drive away
- Walking distance from Kilcock town offering shops, cafes and bars, also offering an excellent selection of primary schools and a secondary school. Scenic walks on the Royal canal greenway and ample sporting facilities

3 bedroom terraced
home extending to
approx. 97 sq.m
(1,044 sq.ft)

Guide Price:

€395,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Hallway

1.53m x 1.56m

Composite front door, semi solid flooring, thermostat heating controls, vertical radiator and sockets.

Living Room

3.56m x 5m

Semi solid flooring, Bespoke TV display unit with electric fire insert with down lights, light fittings, blinds and double doors leading into kitchen.

Kitchen/Dining

3.32m x 3.8m

Semi solid flooring, shaker style wall and floor units, tiled and steel splashback, ample worktop, island with shelving and breakfast bar, integrated electric double oven, electric hob, extractor fan, integrated dishwasher and door leading to rear garden.



Accommodation

Coonan
PROPERTY

Utility Room **1.74m x 2.7m**

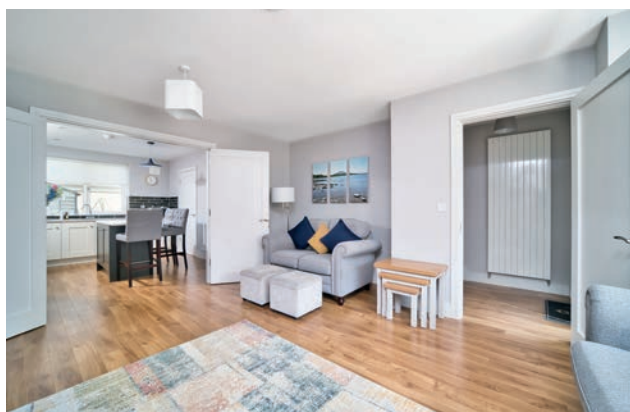
Semi solid flooring, plumbed for washing machine and storage units.

Guest W.C. **1.74m x 1.11m**

Tiled flooring, w.c., w.h.b., recessed storage space and heated towel rail.

Landing **4.1m x 0.97m**

Carpet, hardwood banister, hot-press with shelving, sockets and attic access.



Accommodation

Coonan
PROPERTY

Master Bedroom

3.8m x 4.44m

Carpet, large fitted wardrobes, blinds, TV point and light shade.

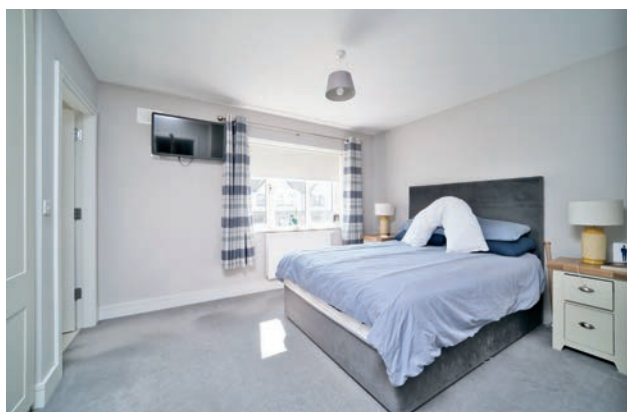
Office

Fully tiled, shower cubicle with electric shower, w.c., w.h.b., chrome heated towel rail, vanity unit, light fitting and extractor fan.

Bedroom 2

3m x 2.53m

Carpet, fitted wardrobes, curtains, blinds and light fitting.



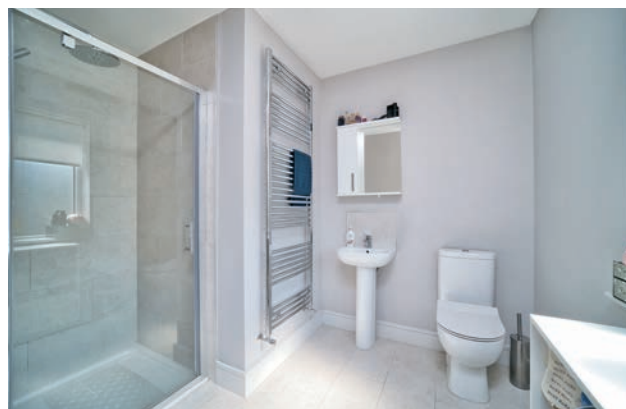
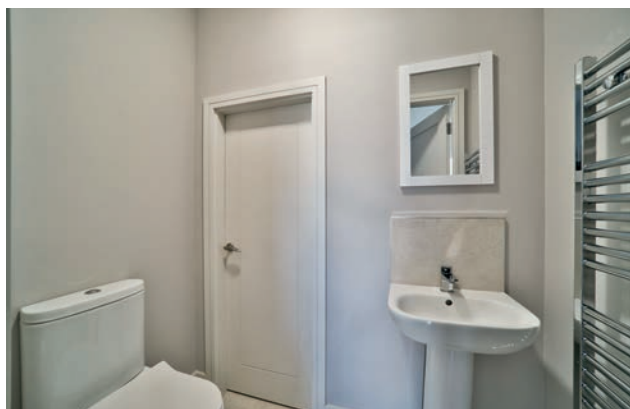
Accommodation

Coonan
PROPERTY

Bedroom 2 **2.84m x 3.79m** Carpet, fitted wardrobes, blinds and light fitting.

Bathroom **1.84m x 2.42m** Fully tiled, w.c., w.h.b., bath with shower screen, chrome heated towel rail, fitted mirror, light fitting and extractor fan.

Garden Cobble locked patio area, lawn area, raised beds, wood panelled fence surround and steel shed.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 97 sq m
Built in 2021
Composite front door with five point locking system
Double glazed uPVC windows
Attic is suitable for conversion (stairs staircase fitted)
Energy efficient home
PVC fascia and soffits
Air recovery system

Items Included in sale:

Integrated electric double oven, electric hob, extractor fan, integrated dishwasher, light fittings and blinds.

Entrance Driveway:

Cobble locked driveway, parking for two cars and electric car charger.

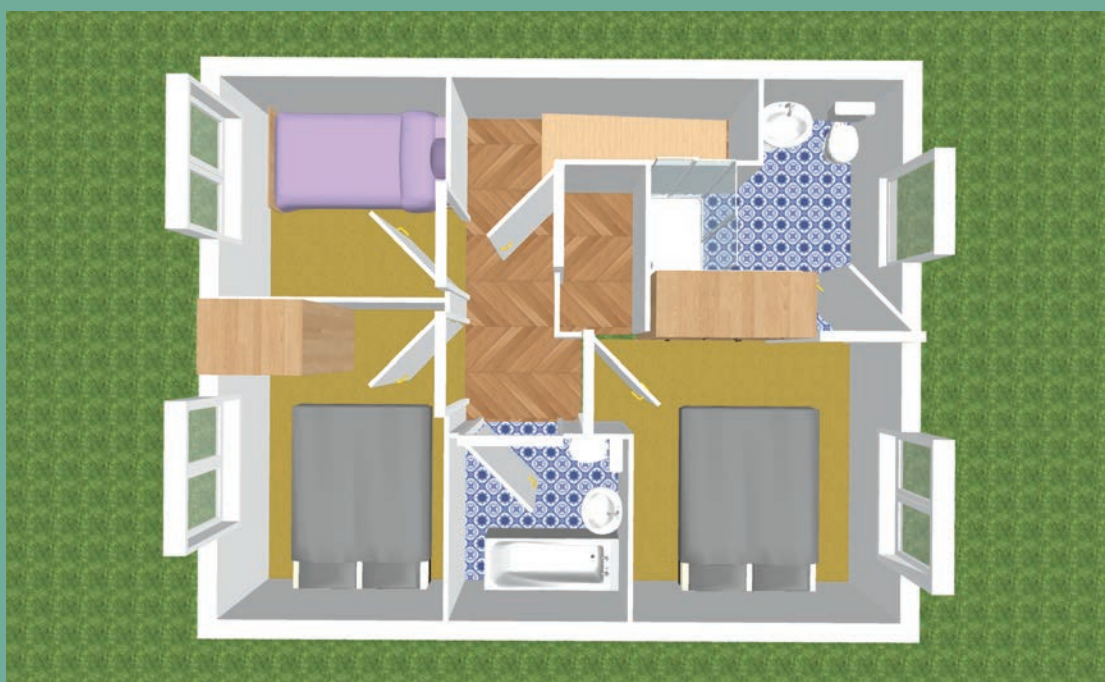
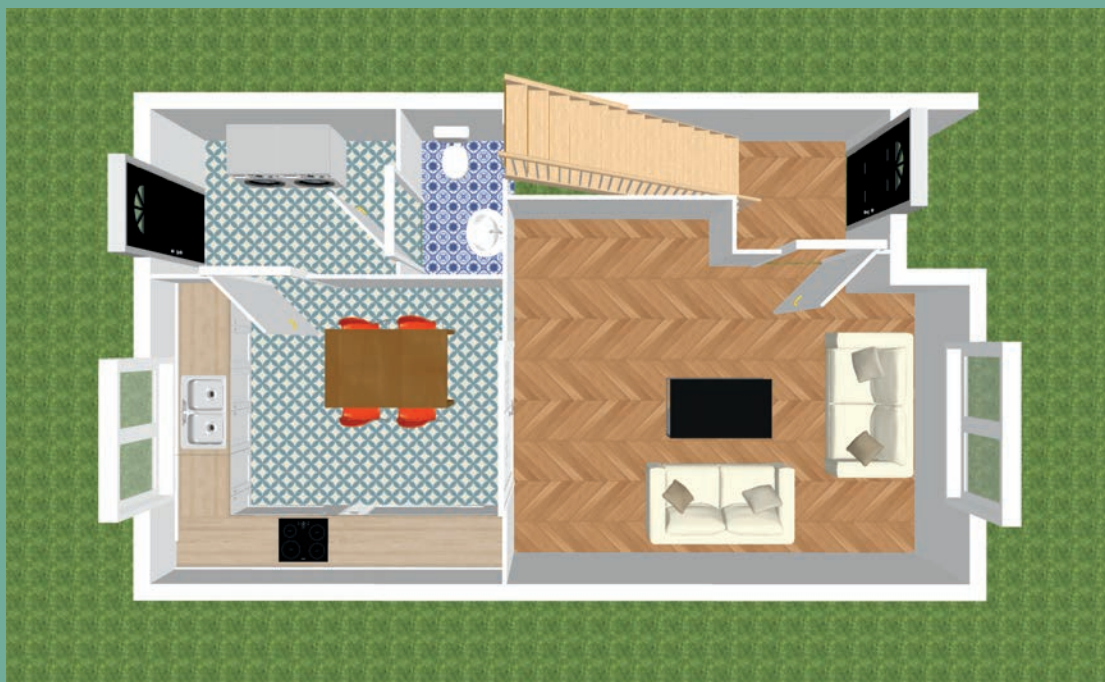
Services:

Mains water
Air to water heat pump



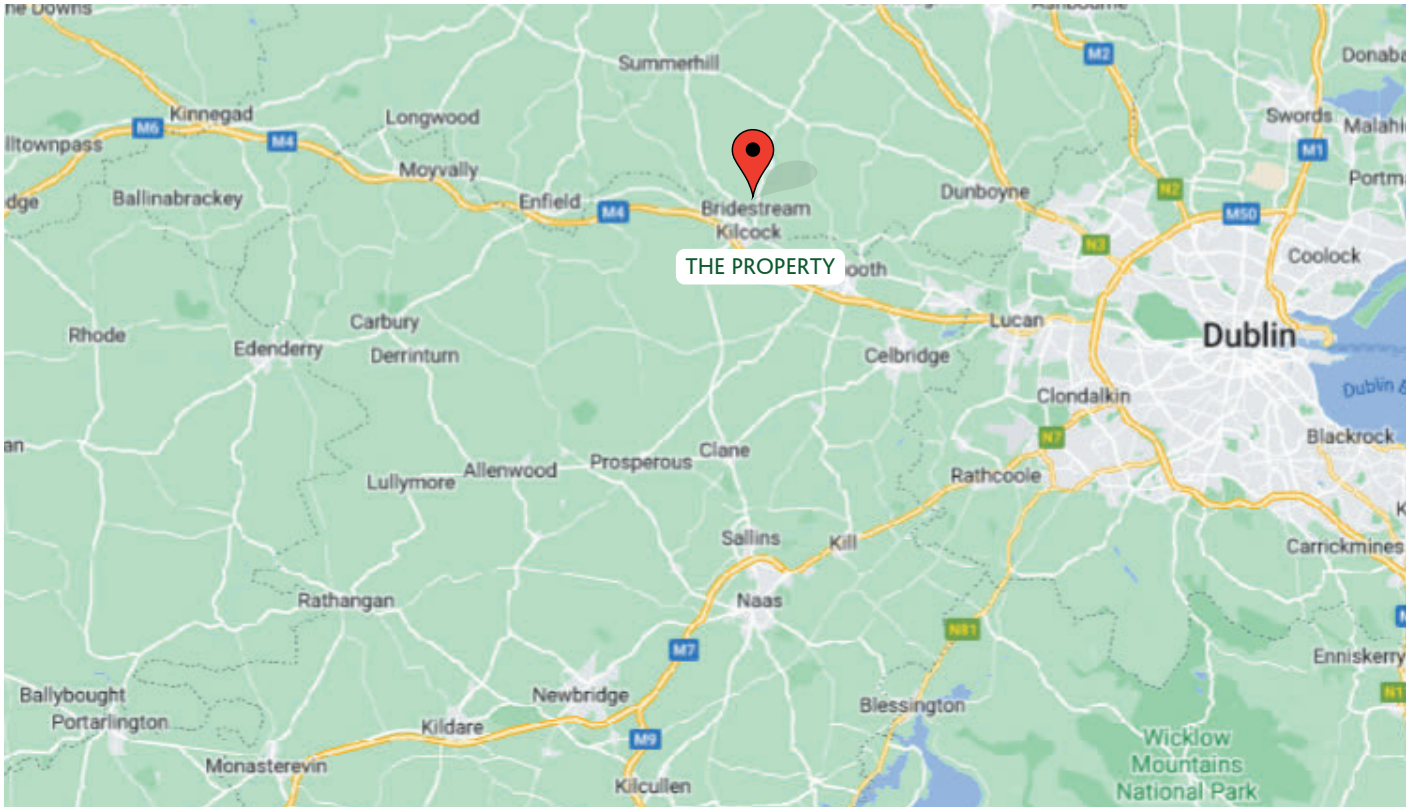
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 HHX5

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Jill Wright

016286128

jillw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com