

Residential

Coonan
PROPERTY



1004 Avondale, Leixlip, Co. Dublin

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

- Spacious three bed end of terrace extending 78 sqm
- Sunny south facing garden with shed
- Approached by paved drive with ample off street park
- Accommodation comprises of entrance porch, entrance hall, living room, kitchen/dining room, three bedrooms and family bathroom
- Excellent transport links with regular Dublin bus services and Confey and Leixlip (Louisa bridge) train station
- Situated in a mature development, convenience to shops, schools and all local amenities. Close to major employers such as Intel and Hewlett Packard

3 bedroom
end of terrace
approx. 78 sqm

Guide Price:
€299,000

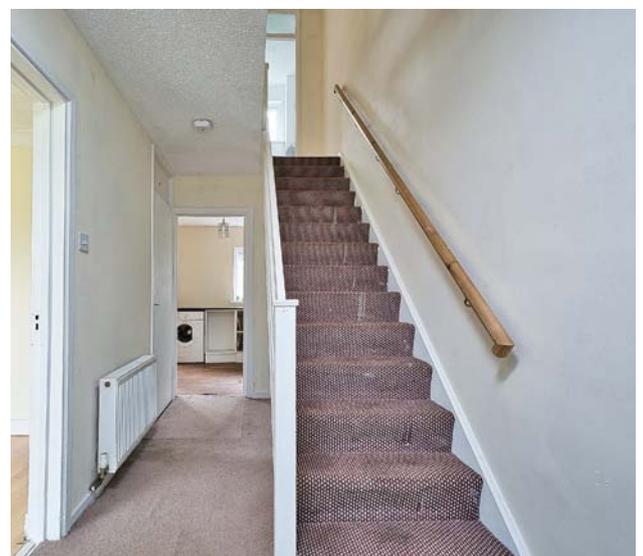
Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch	0.9m x 1.63m	PVC door.
Entrance Hallway	1.79m x 3.87m	Carpet, utility closet and light fitting.
Living Room	3.44m x 3.86m	Fireplace, t.v. point and light fitting.



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Kitchen

5.39m x 3.5m

Lino flooring, wall and floor units and light fittings.



Accommodation

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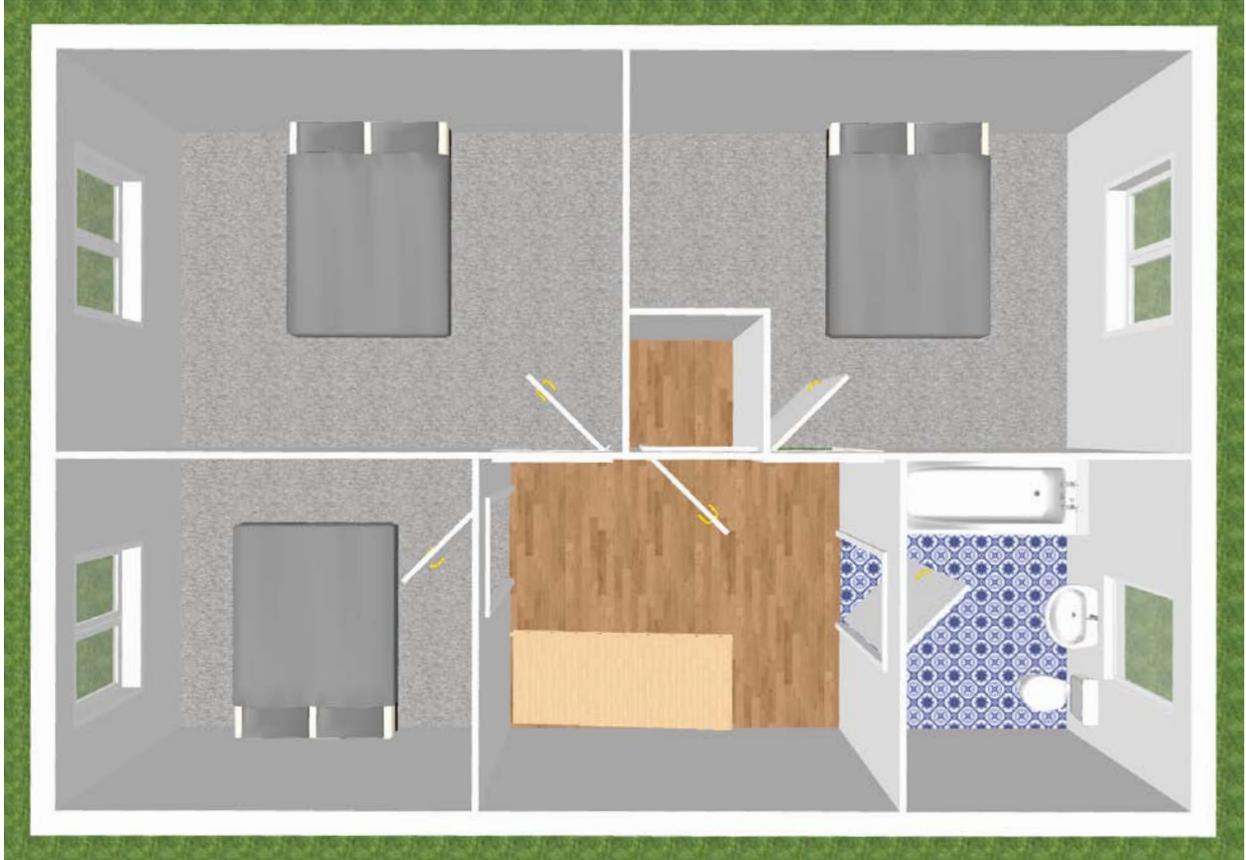
1st FLOOR:

Landing	2.7m x 1.87m	Carpet, hot-press, attic access and light fitting.
Master Bedroom	3.87m x 3m	Carpet, t.v. point and light fitting.
Bedroom 2	2.32m x 2.96m	Floor boards and light fitting.
Bedroom 2	2.32m x 2.96m	Floor boards and light fitting.
Bedroom 3	3.32m x 3.58m	Carpet, t.v. point and light fitting.
Bathroom	2m x 1.72m	Floor boards, bath, w.c., w.h.b., vanity mirror and light fitting.



Floor Plans

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Additional Information:

Overall size 78sq.m
Paved driveway
Double glazed windows (2012)
South facing garden
Shed
Side entrance
PVC fascia and soffits
Mature shrubs

Services:

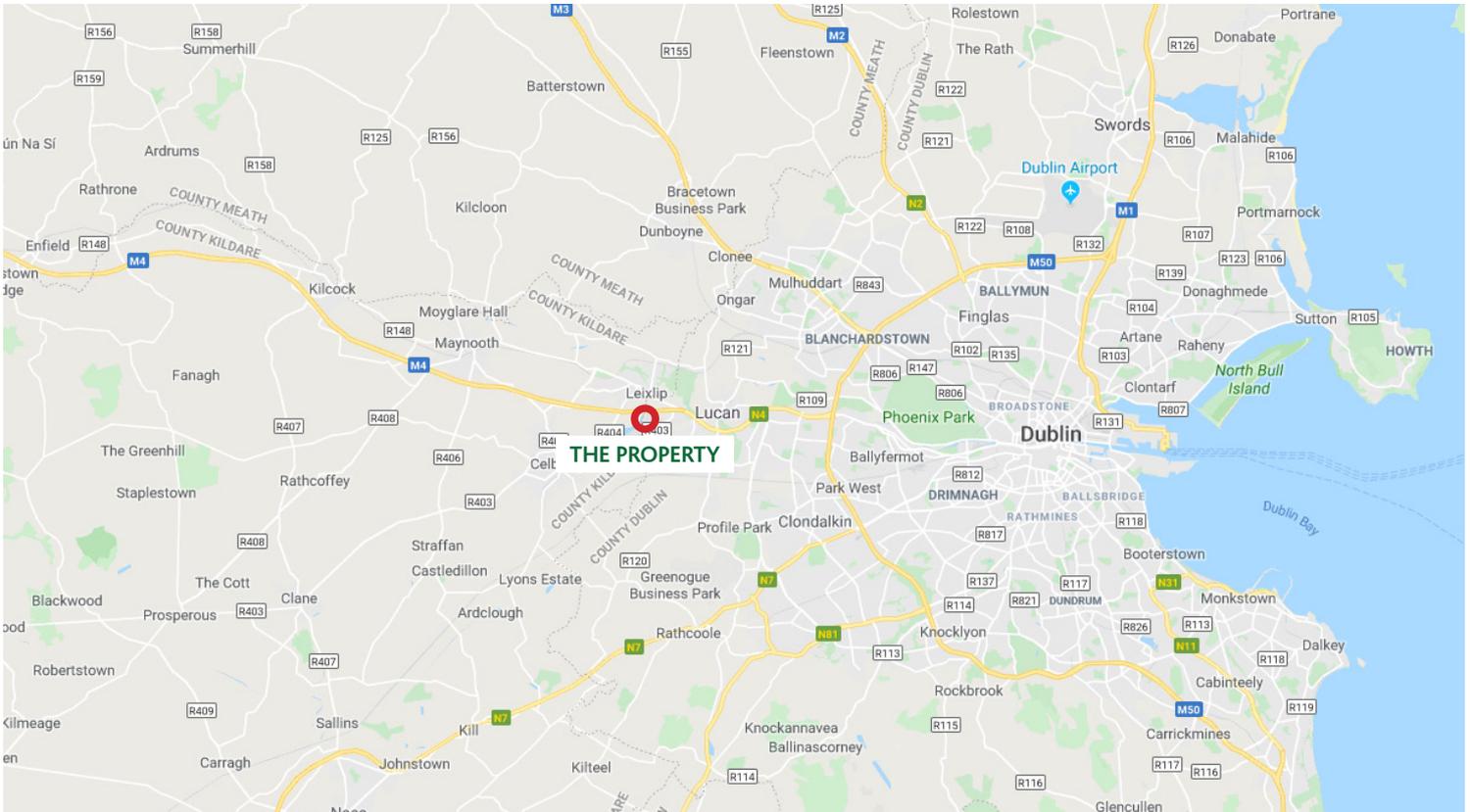
Mains water
Mains sewerage
Gas central heating

Items Included in sale:

Fixtures & fittings.

Directions

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Directions:

Eircode
W23 R3W8

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Contact Information:

Sales Person
Mick Wright
016288400

VIEWING

By prior appointment at any reasonable hour.

BER

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