



79 Abbeyfield, Kilcock, Co. Kildare.

- Superb 5 bed detached family home.
- Modern contemporary property with ample space for a growing family.
- Located in a quiet cul-de-sac.
- Well established mature family estate of only 85 houses which are mainly owner occupied.
- Excellent parking with additional visitor spaces opposite the property.

Guide Price:
€449,000

Private Treaty

Accommodation

Entrance Hallway	5.25m x 1.77m	With coving, centre piece, tiled floor, radiator cover and guest W.C.
Sitting Room	5.54m x 3.69m	With open fireplace with marble hearth and surround, coving, centre piece, dado rail, TV point and carpet floor.
Office/Bedroom 6	4.65m x 2.49m	With storage units and TV/network point.
Kitchen/Dining	4.04m x 8.48m	With cream fitted floor and wall units, tiled splash back, marble counter top, integrated dishwasher, breakfast bar, double doors top conservatory, panelled ceiling, smart hob, recessed lighting and tiled floor.
Sun Room	4.56m x 3.67m	With door to garden, tiled floor and fan.



Accommodation

Utility	1.68m x 2.72m	With floor and wall units, sink, tiled splash back, marble counter top, back door and plumbed for washer & dryer.
Landing	4.18m x 2.81m	With hotpress off and attic access.
Master Bedroom	3.65m x 3.83m	With built in wardrobes, TV point and carpet floor.
Ensuite	2.43m x 1.81	Fully tiled with W.C., W.H.B. and shower.
Bedroom 2	3.97m x 3.12m	With fitted wardrobes and carpet floor.
Bedroom 3	2.78m x 3.2m	With carpet floor.
Bedroom 4	2.52m x 2.75m	With fitted wardrobes and carpet floor.



Accommodation

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Bedroom 5

2.97m x 2m

With fitted wardrobes and carpet floor.

Bathroom

1.96m x 2.83m

Tiled floor and splashbacks, with W.C., W.H.B., shower and bath.



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Additional Information

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- Presented in superb condition throughout
- Maintenance free exterior
- Fully alarmed
- Heating – Gas (Glow-worm boiler 18Kw 49db rated A installed October 2015)
- Spacious sunroom overlooking large decked patio area and mature rear garden
- Walled gardens to the front with off street parking
- Mature garden to the rear with very private aspect
- Located at the end of a quiet cul-de-sac in mature development of just 85 houses

BER

TBC

Included in the Sale

Carpets, blinds, lightfittings, integrated kitchen appliances.

Excluded – curtains, washing machine & dryer and granite water feature in the garden

Viewing

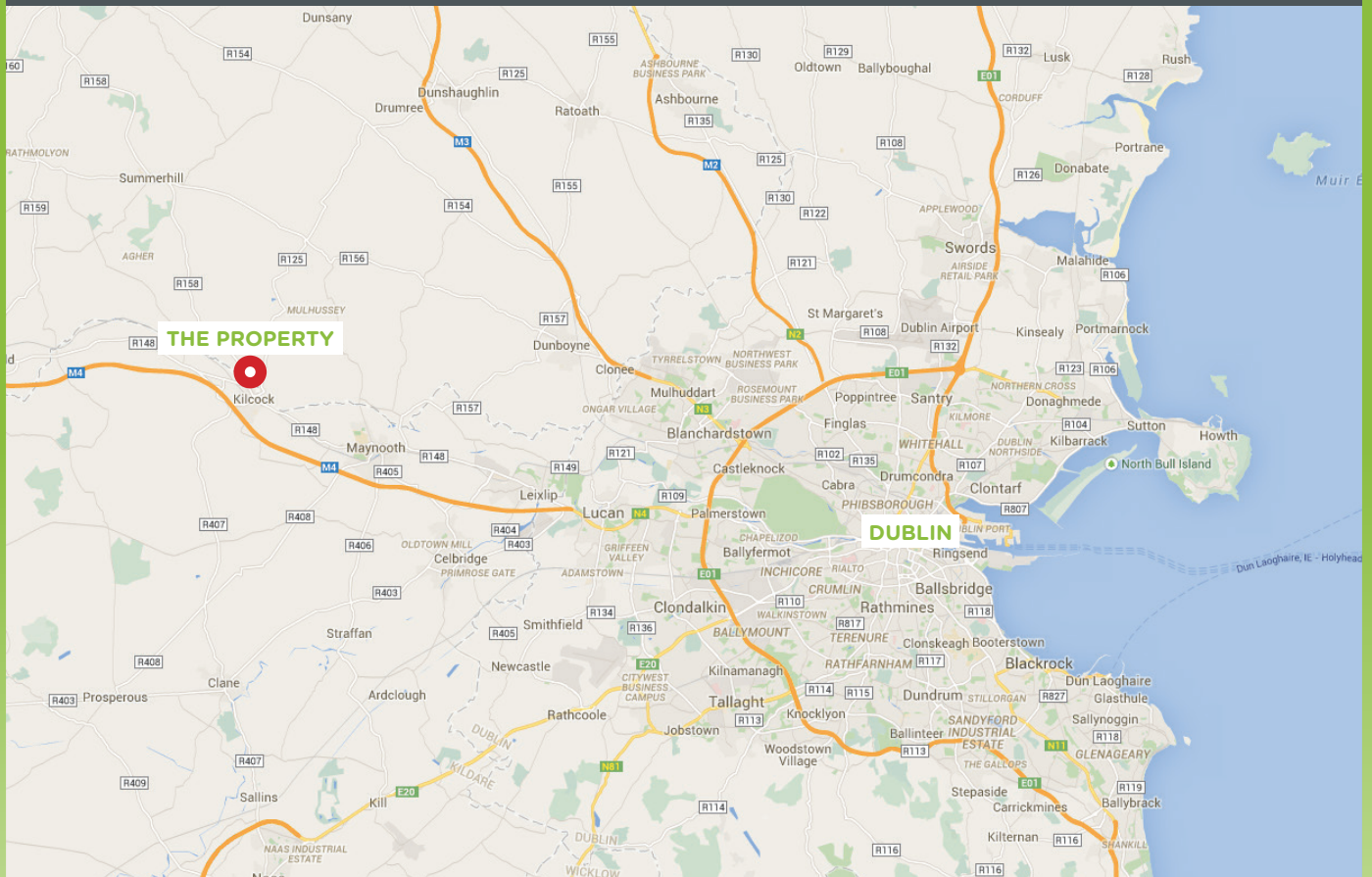
By prior appointment at any reasonable hour.



Directions

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Directions

From Dublin take the M4 and take the Kilcock exit, at the interchange take 4th exit for Kilcock, proceed towards Kilcock Village and Abbeyfield is on the left hand side as you approach the town.

REA Coonan

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