

# Residential

**Coonan**  
PROPERTY



## 2 Emerson Way, Prosperous, Co. Kildare

- Spacious three bedroom terrace extending 105 sq m
- Accommodation comprises of Hallway, guest w.c., utility area, kitchen/dining room, living room, landing, three bedrooms, en-suite and family bathroom
- Excellent location within Prosperous village offering an array of excellent amenities and services including shops, schools (primary and secondary), church, cafes, restaurants, crèches, playground and a wide range of sporting and recreational facilities
- Excellent transport links with a short drive to the M7 and the M4 motorways, a quick and easy route to the M50 and to Dublin City Centre. Regular bus services and Sallins arrow service is available within 10km
- Large low maintenance private garden to the rear and ample parking to the front

PSRA No. 003764 coonan.com

3 bedroom  
Terrace  
approx. 105 sq m

Guide Price:  
**€295,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	1.82m x 6m	Tiled floor, tongue and groove wood panelling, under stairs storage and light fitting.
Guest W.C.	1.49m x 1.51m	Tiled flooring, tiled splashback, w.c., w.h.b., vanity mirror, extractor fan and tongue and groove wood panelling.
Living Room	4.87m x 4.72m	Tiled flooring, feature fireplace with granite hearth and wood surround, t.v. point, coving, light fittings and sliding doors leading to rear garden.



# Accommodation

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Kitchen/ Dining Room 2.82m x 4.5m

Tiled flooring, tongue and groove wood panelling, wall and floor units, tiled backsplash, gas hob, oven, extractor fan, fridge freezer, t.v. point and recessed lights.



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## 1st FLOOR:

Landing	2m x 4.67m	Carpet, hot-press, flooded with natural light due to sky light, light fitting.
Master Bedroom	3.77m x 4.46m	Laminate flooring, fitted wardrobes, vanity unit, t.v. point and light fitting.
Ensuite	0.86m x 3.45m	Fully tiled, w.c., w.h.b., shower cubicle with triton electric shower and light fitting.



# Accommodation

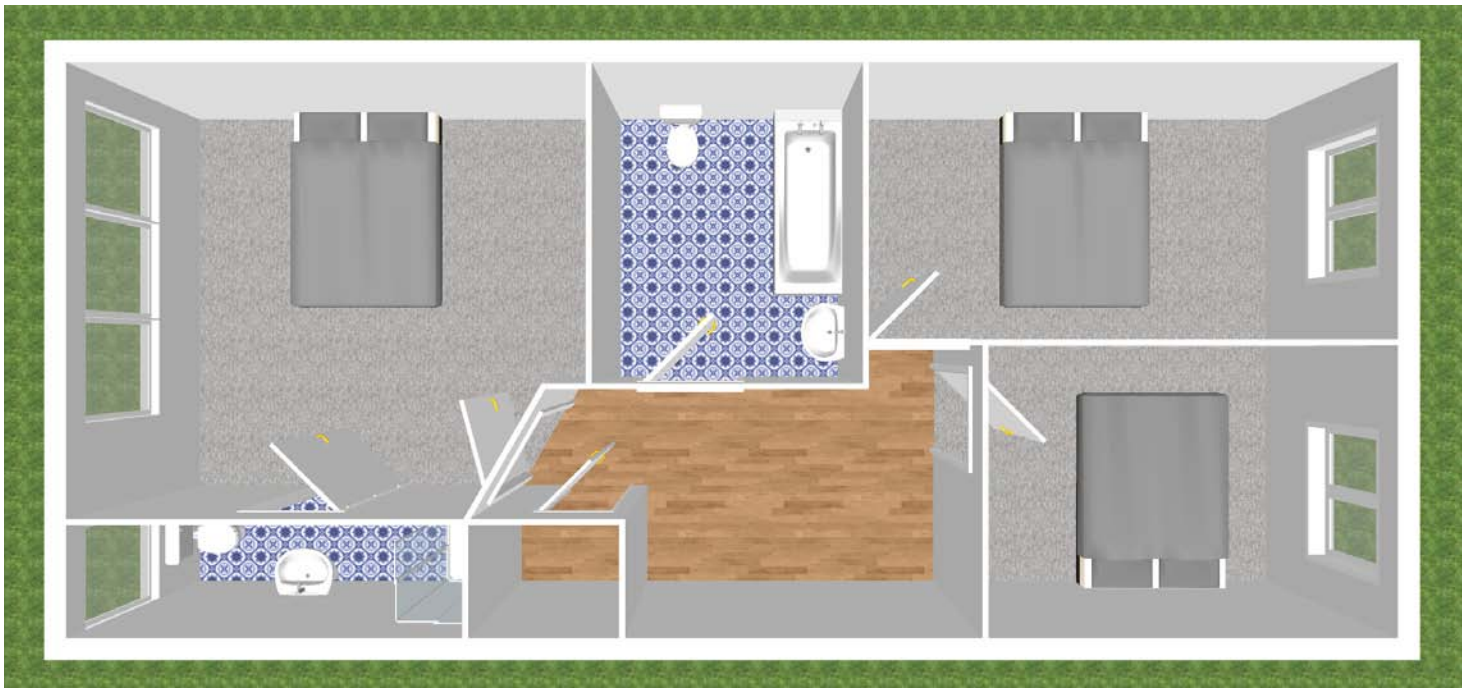
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Bedroom 2	2.43m x 4.36m	Laminate flooring, fitted wardrobes, integrated shelving, curtains and blind.
Bedroom 3	2.19m x 3.2m	Laminate flooring, fitted wardrobes, integrated shelving, curtains and blind.
Bathroom	2.57m x 2.1m	Tiled flooring, tiled splashback, w.c., w.h.b., bath, shelving and light fitting.
Utility Area	1.49m x 1.3m	Tiled flooring, fully plumbed, shelving and light fitting.



# Floor Plans

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## Garden

Generous low maintenance garden with three sub divides, patio and loose stone chipping finish.

## Additional Information:

Overall size approx... 105sq.m  
Built in 2005  
Paved patio area  
Loose stone  
Barna shed  
Wood panel fencing surround  
Mature trees and shrubs

## Services:

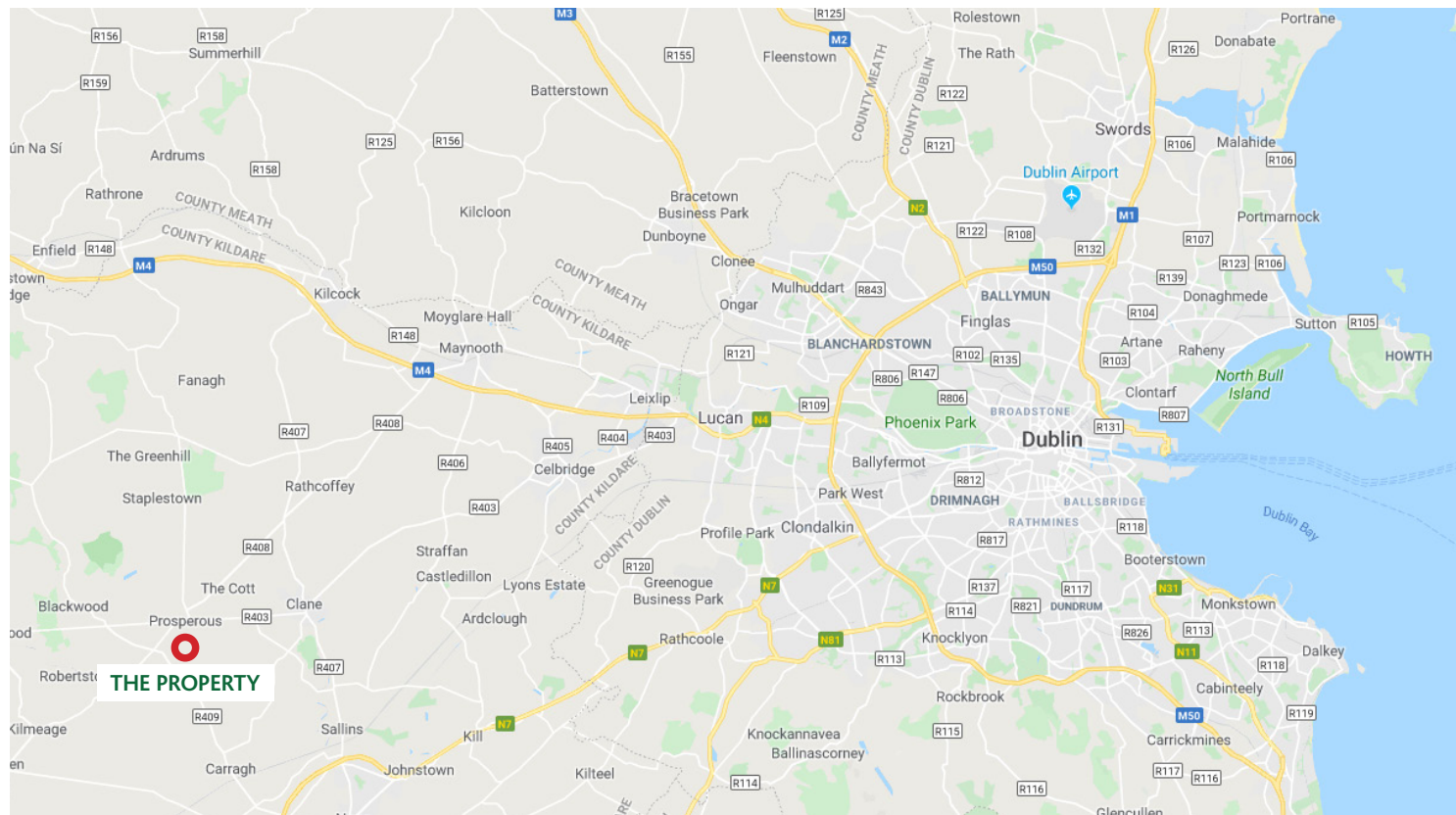
Mains water  
Mains sewerage  
Gas

## Items Included in sale:

Gas hob, oven, extractor fan, fridge freezer and fixtures, fittings and light fittings.

# Directions

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## Directions:

Eircode  
W91 YD58

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### Contact Information:

Sales Person  
Jill Wright  
045832020

## VIEWING

By prior appointment at any reasonable hour.

BER **BER C1**

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