

# Residential

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**COONAN**



## 20 Abbeyfield, Kilcock, Co. Kildare.

- Spacious four-bedroom semi-detached home of distinction with ground floor extension
- Close to all local amenities and only 700m to the square in Kilcock
- Private east facing rear garden and off-street parking to the front
- Cul de sac location opposite a large green area
- Extends to approx. 137 sq.m.(1,475 sq.ft.) excluding the integrated garage

Guide Price:  
**€395,000**

Private Treaty

# Accommodation

<b>Stone Porch</b>	<b>0.5m x 2.1m</b>	Tiled floor and inset LED lights.
<b>Entrance Hall</b>	<b>5.05m x 1.75m</b>	18mm engineered semi solid oak floor, dado rail, cornicing, central rose, alarm panel, fuse board and telephone point, access to Under stairs W.C.
<b>Under stairs W.C.</b>		Tiled floor, tiled splashback, W.C., W.H.B., inset LED lights and extractor fan.
<b>Living Room:</b>	<b>5.48m x 3.58m</b>	Carpet floors, double glazed PVC windows to front, dado rail, cornicing and central rose, double doors to Family Room, network point, cast iron fireplace and mantle with granite hearth and electric coal effect fire inset, lights on dimmer switch.
<b>Family Room</b>	<b>4.17m x 2.72m</b>	Carpet floors, dado rail, cornicing, central rose, television point, wired for surround sound, door to Kitchen and door to Sun Room.





# Accommodation

## KITCHEN/DINING AREA:

**Dining Area** 4.17m x 2.76m

18mm engineered semi solid oak floor, cornicing, archway to Sun Room, heating control point, television point.

**Kitchen Area** 2.65m x 2.37m

Tiled floor, single bowl stainless steel sink unit, tiled splashback, Induction 4 ring electric hob and oven, solid oak Kitchen Cabinet, inset lights, integrated dishwasher and door to Utility Room

**Utility** 1.97m x 2.38m

Tiled floors, floor and wall mounted presses, single bowl stainless steel sink unit, plumbed for washing machine, door to side passageway.

**Sun Room** 3.55m x 4.83m

18mm engineered semi solid oak floor, inset lights, 2 roof lights, solid fuel Stanley stove with brick surround and timber mantle, wired for surround sound system and sliding doors to the rear garden.



# Accommodation

<b>Integrated Garage</b>	<b>4.95m x 2.46m</b>	Concrete floor, Henderson Up and Over door, strip light, plumbed for dryer, array of shelves and cabinets wall mounted.
<b>Landing</b>	<b>1.85m x 2.74m +1.63m x 0.94m</b>	Carpet floor, dado rail, cornicing and central rose, inset lights, frosted window on gable.
<b>Bedroom No. 1</b>	<b>2.75m x 2.4m</b>	Large single room with tongue and grooved solid wooden floors, built in wardrobes, window overlooking front.
<b>Bedroom No. 2 Master Bedroom</b>	<b>4.15m x 2.96m</b>	Solid tongue and grooved floors, television point, built in wardrobes, telephone point.
<b>En Suite</b>	<b>1.54m x 1.77m</b>	Solid tongue and grooved wooden floors, W.C., W.H.B., heated towel rail, attic access point, extractor fan, Mira Elite Electric enclosed Shower with partially tiled walls. Access to attic with pull down ladder with partially floored attic space.





# Accommodation

**Bedroom No. 3**
**3.96m x 2.71m**

Large double room, solid tongue and grooved wooden floors, inset lighting, window to rear.

**Bedroom No. 4**
**0.64m x 0.96m  
+ 2.31m x 2.72m**

Solid tongue and grooved floor, window overlooking rear.

**Bathroom**
**2.1m x 1.66m**

Tiled floor, tiled walls, inset lighting, frosted window to gable, W.C., W.H.B., heated towel rail, feature wall mirror with inset lights above, bath with Triton pump fed shower above, extractor fan.



# Additional Information

## Outside

### Rear Garden

- Large paved patio area with raised flower beds
- Outside water point
- Pedestrian side access to front with timber stores
- Glass house
- Insulated timber Barna Shed
- Lawn area with mature plants and shrubbery surround
- Large evergreen trees to rear
- East facing garden.

## Outside

### Front Garden

- Concrete Driveway with redbrick pillars and concrete caps
- Parking for Multiple cars
- Small lawn area and mature trees and shrubbery surrounding
- Access via pedestrian side access to rear
- Integrated Garage.

## Additional Information

- Oil fired central heating
- Double glazed windows throughout
- PVC Facia, Soffit and Downpipes
- Single storey Sun Room extension to rear
- Solid fuel Stanley stove integrated to heating system to heat water
- Modern fitted kitchen with Induction four ring hob
- Built in 1997
- Cul de Sac location
- Looking on to Main Kilcock to Enfield Road (R148)
- Close to local schools, shops and other local amenities
- Easy access to M4
- Close proximity to Kilcock metropolitan train station

- Fitted solid oak kitchen
- Extension completed in 2013
- Private east facing rear garden
- 4 Bedrooms – Master En Suite
- Integrated garage
- Bus Eireann bus stop at front of Estate with great access to City Centre within 40 minutes
- Extends to approx. (137 sq.m.)(1,475 sq.ft.) excluding the integrated garage.

## Services

### Mains Services

## BER

C1

## Included in the Sale

Fixture & fittings

## Exclusions

- Central light fitting in Dining Room
- Central light fitting in Living Room to front
- Central light fitting in Family Room not included
- Two dual up facing wall lights also not included
- Central light in hallway in Central Rose not included
- Matching light on landing not included.

## Note

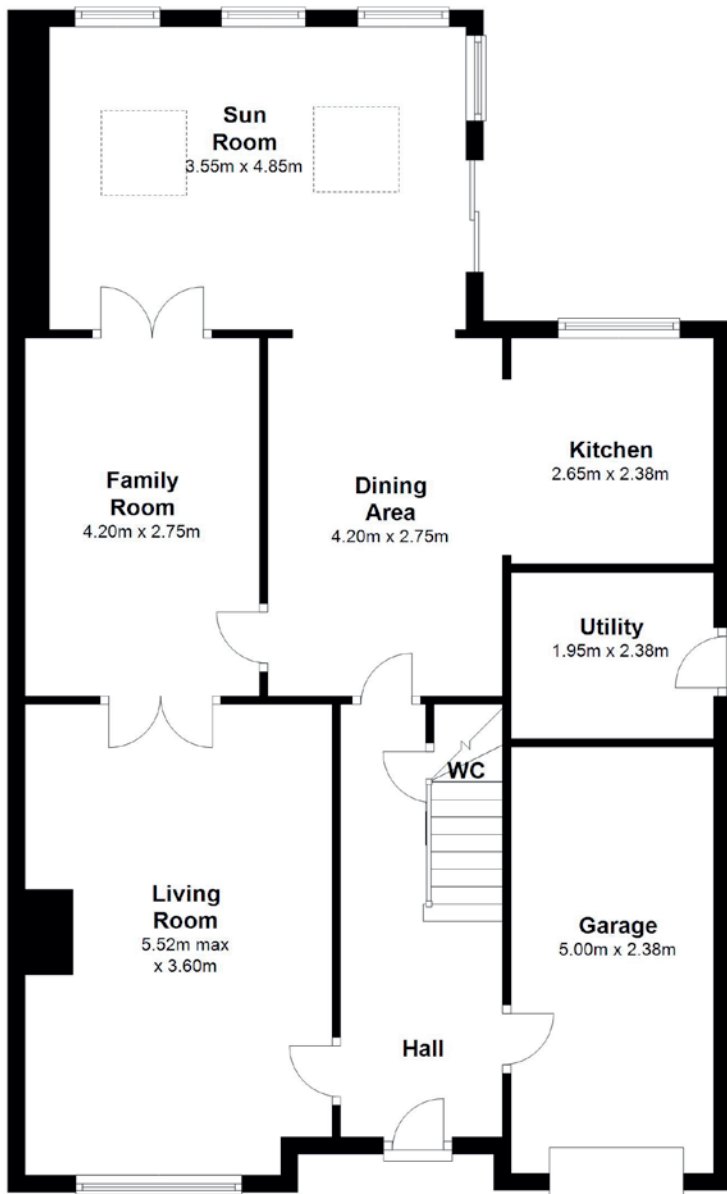
New hanging pendant will be placed in all the lights taken away and two wall lights will be left with connection boxes.

## Viewing

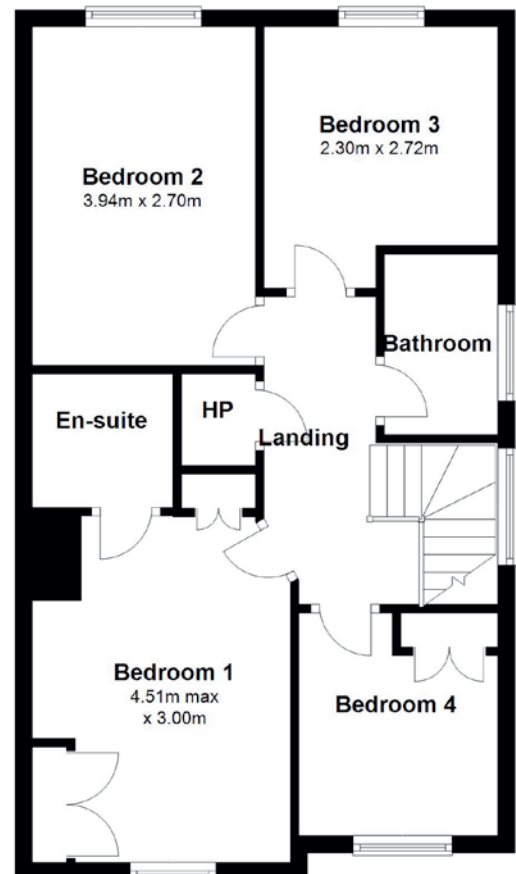
By prior appointment at any reasonable hour.

# Floor Plans

Ground Floor



First Floor

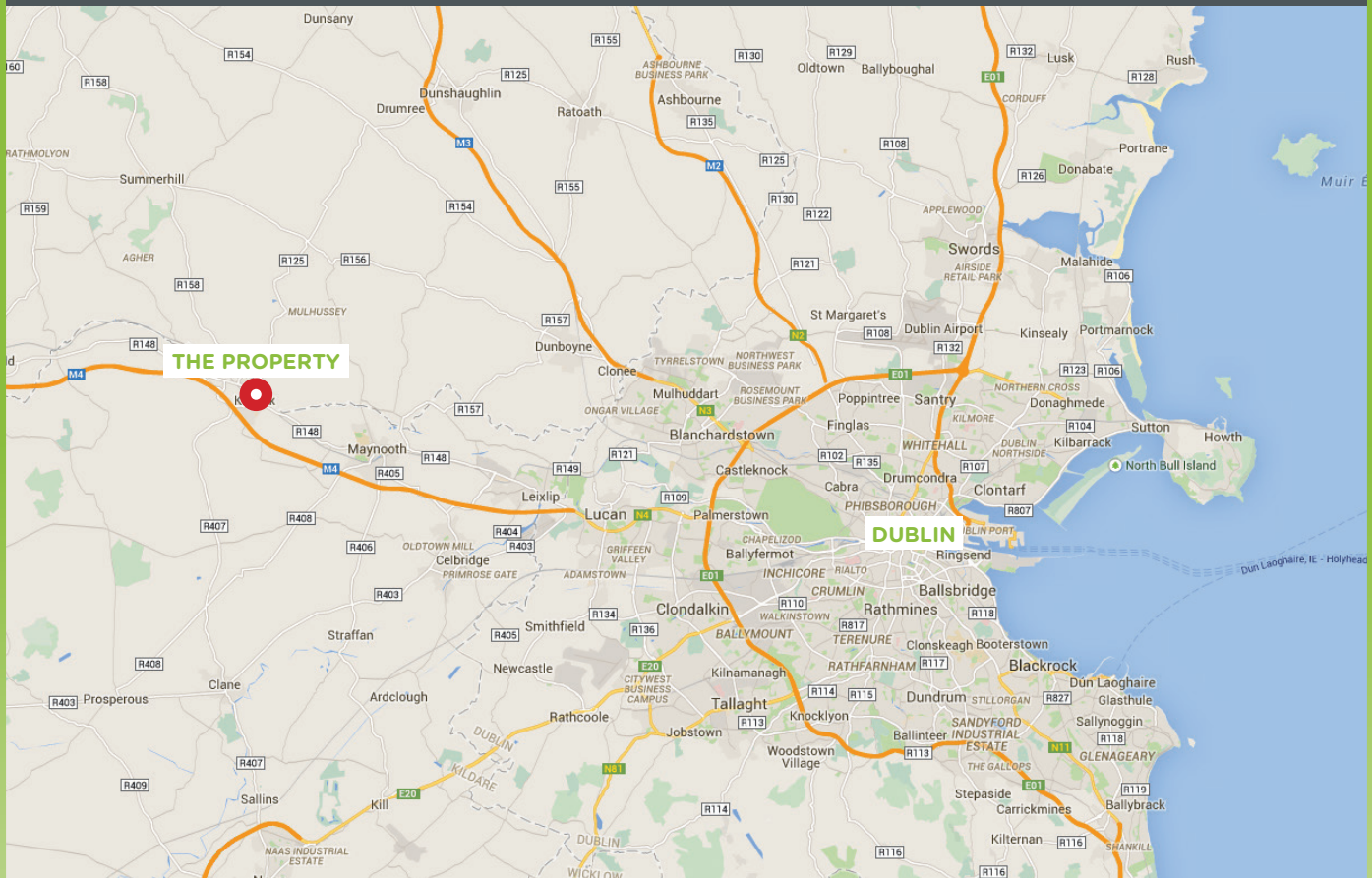




# Directions

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## Directions

From Kilcock head northwest on the R148 past the church and the Tesco Express. Just after the Topaz Petrol Station turn right into Abbeyfield. Take the immediate left and the property will be on your right-hand side.

GPS: 53.404854, -6.674150

### REA Coonan

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