

Residential

Coonan
PROPERTY



11 Rochford Crescent, Bakers Walk, Kilcock, Co. Kildare

- Well-presented "B" rated two-bedroom end of terrace extending to approx. 76sq.m (818sq.ft)
- Accommodation comprises of kitchen/dining area, living room, guest w.c., two bedrooms and family bathroom
- Beautiful raised rear garden with mature planting and trees
- Superbly positioned overlooking a large green area, most suitable for young families
- Excellent transport links with the train station just a short walk, easy access to M4 leading to Dublin and all major road networks
- A host of recreational amenities within Kilcock at one's doorstep, including schools, shops, restaurants and bars. Maynooth University Town is a short drive away
- The Royal Canal Greenway runs through the village centre, which is ideal for walkers, runners & cyclists of all ages

2 bedroom end of
terrace extending to
approx. 76 sq.m
(818 sq.ft)

Guide Price:

€325,000

Private Treaty

Accommodation

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Entrance Driveway

Entrance Hallway

1.83m x 4.72m

Composite front door with stain glass feature windows, tiled flooring, coving and alarm panel.

Guest W.C.

0.85m x 1.67m

Tiled flooring, semi tiled wall, w.c., w.h.b.

Living Room

3.59m x 4.43m

Hardwood flooring, feature fireplace with hardwood surround, coving, tv point, light fitting and door leading to rear garden.



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Kitchen/Dining 2.53m x 5.75m

Bay window overlooking the play area, tiled flooring, hard wood fitted floor and wall units, splashback tiles, integrated oven, composite sink, coving.

Landing

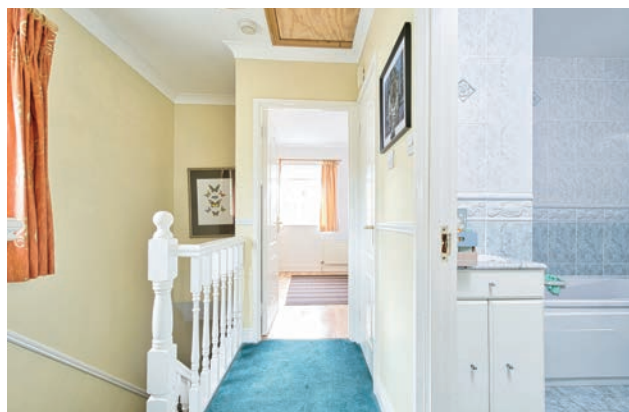
1.29m x 2.1m

Carpet, hot-press with shelving.

**Master
Bedroom**

2.93m x 4.43m

Semi solid flooring, fitted wardrobes and coving.



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Bathroom **2.15m x 2.36**

Fully tiled, bath, w.c., w.h.b., shower, extractor fan and light fitting.

Bedroom 2 **3.23m x 4.4m**

Semi solid flooring, fitted wardrobes, recess space and coving.

Garden

Raised rear garden with patio and grass area, mature planting and trees, barna shed and fence surround.



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Additional Information:

Built in 2002
Gated side entrance
Outside tap
Climote system
Fully alarmed
Attic floored for storage
Boiler replaced 3 years ago
Walls insulated

Services:

Mains water
Gas fire central heating

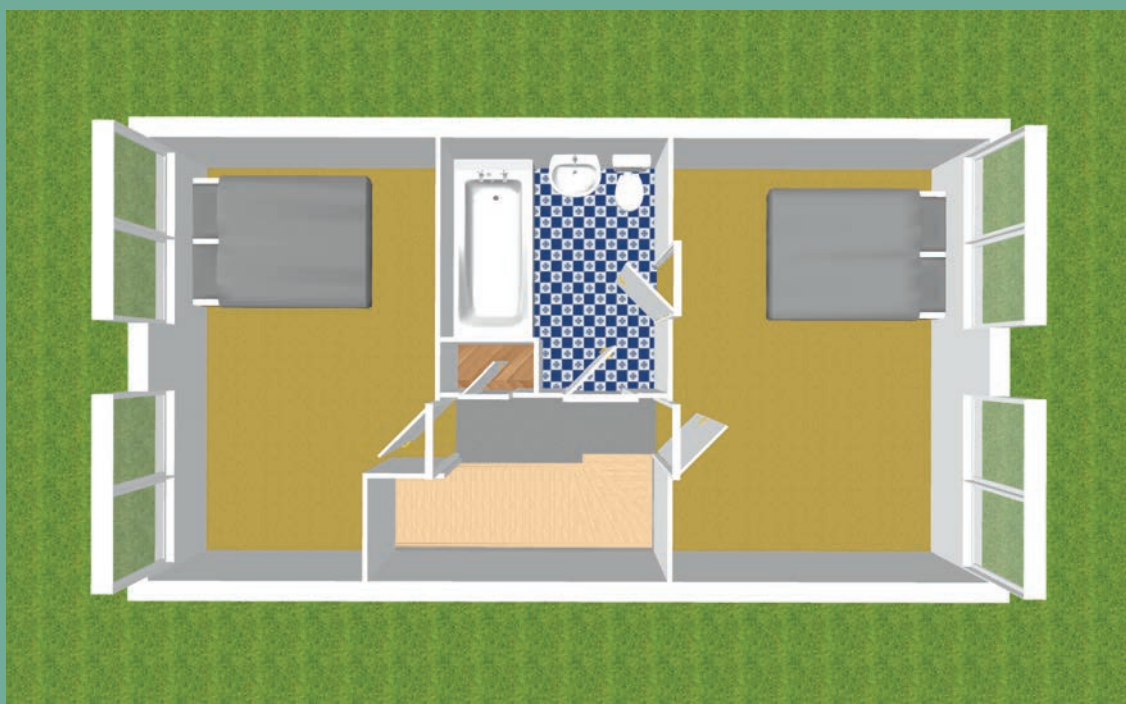
Items Included in sale:

Fixtures, fittings and window dressings.



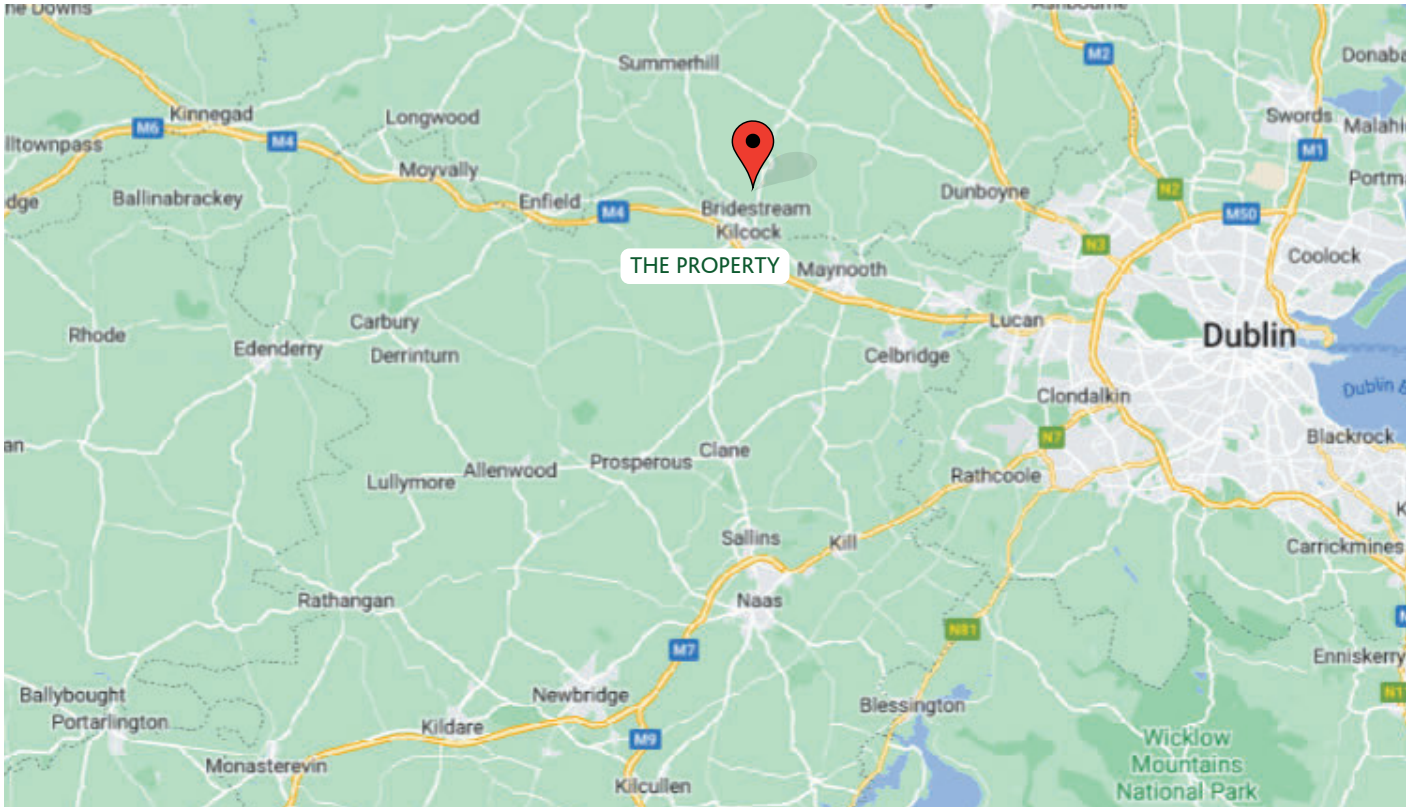
Floor Plans

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Directions

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Directions

W23 A782

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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