

# Residential

**Coonan**  
PROPERTY



## 36 Ryebriidge Lawns, Kilcock, Co. Kildare

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

- Beautifully presented 3 bedroom duplex family home that extends to approx. 114sq.mtrs
- This property has generously proportioned rooms that offer and great feeling of space
- This duplex is in excellent condition and should suit an owner occupier or investor
- The location has all the benefits of all the amenities that Kilcock Town has to offer such as shops, schools etc.
- Excellent connectivity with easy access to the M4 Motorway and Kilcock Train Station
- Viewings are highly recommended

[coonan.com](http://coonan.com)

3 bedroom duplex  
Approx. 114sq.mtrs

Guide Price:  
**€265,000**

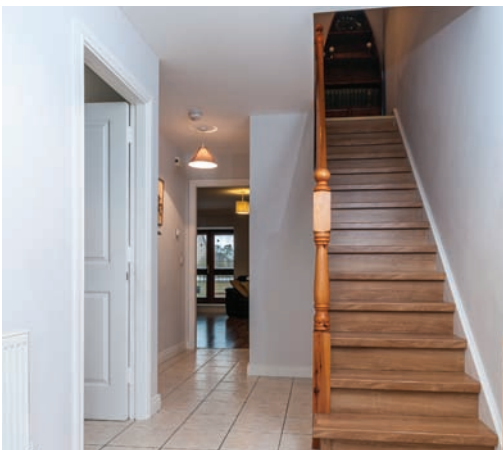
Private Treaty

# Accommodation



## GROUND FLOOR:

Entrance Hallway	.07m x 1.99m	Alarm panel, under stairs storage, tiled floor.
Guest Toilet		Tiled floor., w.c & w.h.b. & extractor fan.
Sitting Room	5.73m x 4.83m	Fireplace with gas insert, coving, double doors leading to balcony, Tv point, laminate floor.





# Accommodation

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**Kitchen**

**2.77m x 3.74m**

Modern cream fitted wall & floor units, tiled splashback, 4 ring hob, oven, extractor fan, Integrated fridge- freezer, plumbed for washing machine, integrated dining area with large feature bay window.

**Master Bedroom**

**4.38m x 3.16m**

Tiled floor and splashback, w.c & w.h.b , shower, wall mirror, wall light, extractor fan.

**Ensuite**

Tiled floor and splashback, w.c & w.h.b. shower Triton T90si.



# Accommodation

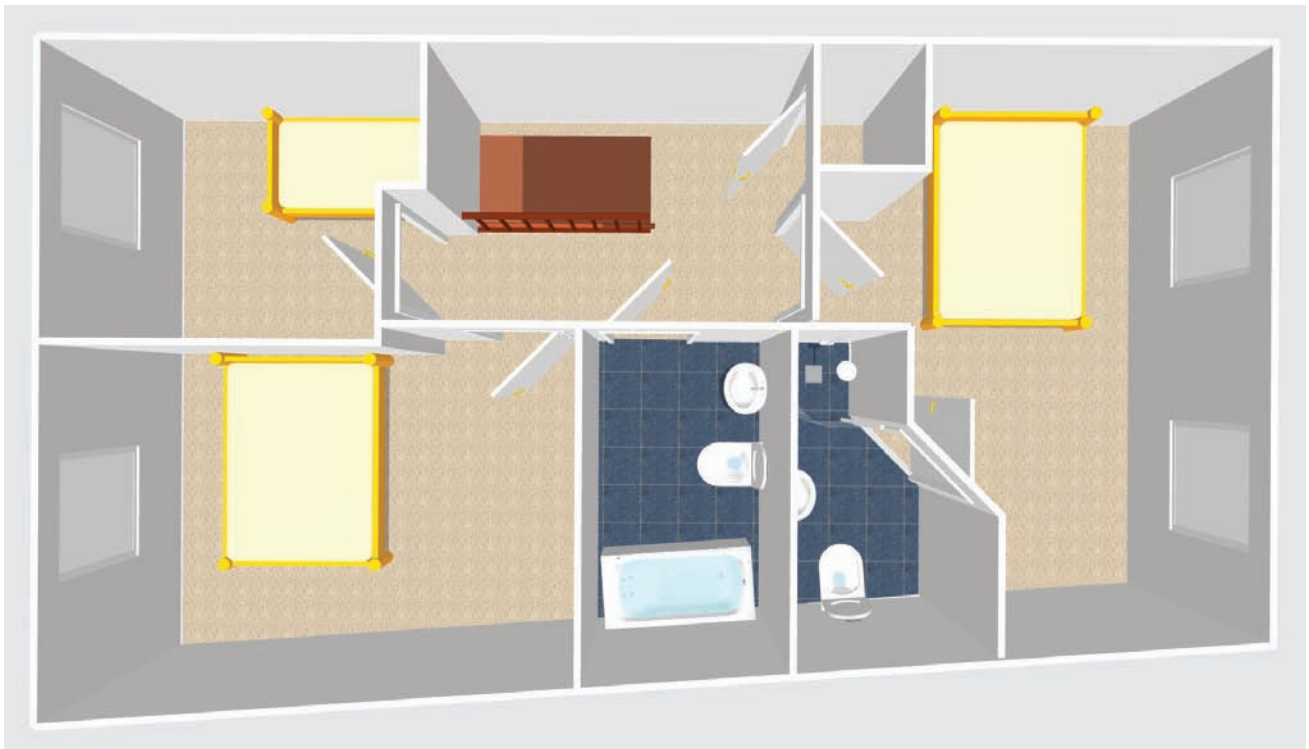
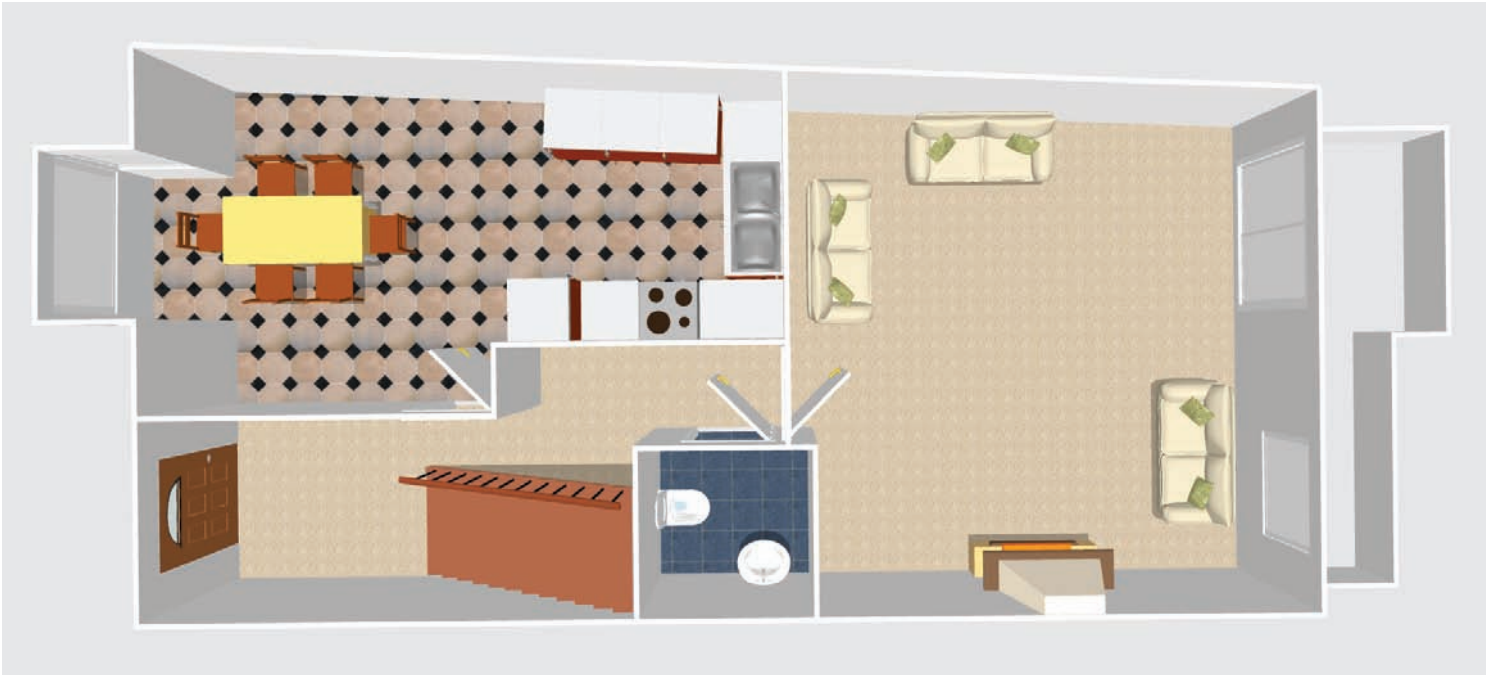


Bedroom 2	3.1m x 4.52	Laminate floors, built in wardrobes, light fitting and blinds.
Bedroom 3	3.25m x 2.4m	Laminate floors, built in wardrobes, blinds and light fitting.
Bathroom	2m x 2.1m	Fully tiled, bath with shower screen & Triton t90 electric shower, w.c., w.h.b., and light fitting.



# Floor Plans

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### Services:

Gas fired central heating.  
Mains sewage.  
Mains water.  
Management fee: approx.€800 per annum.

### Additional Information:

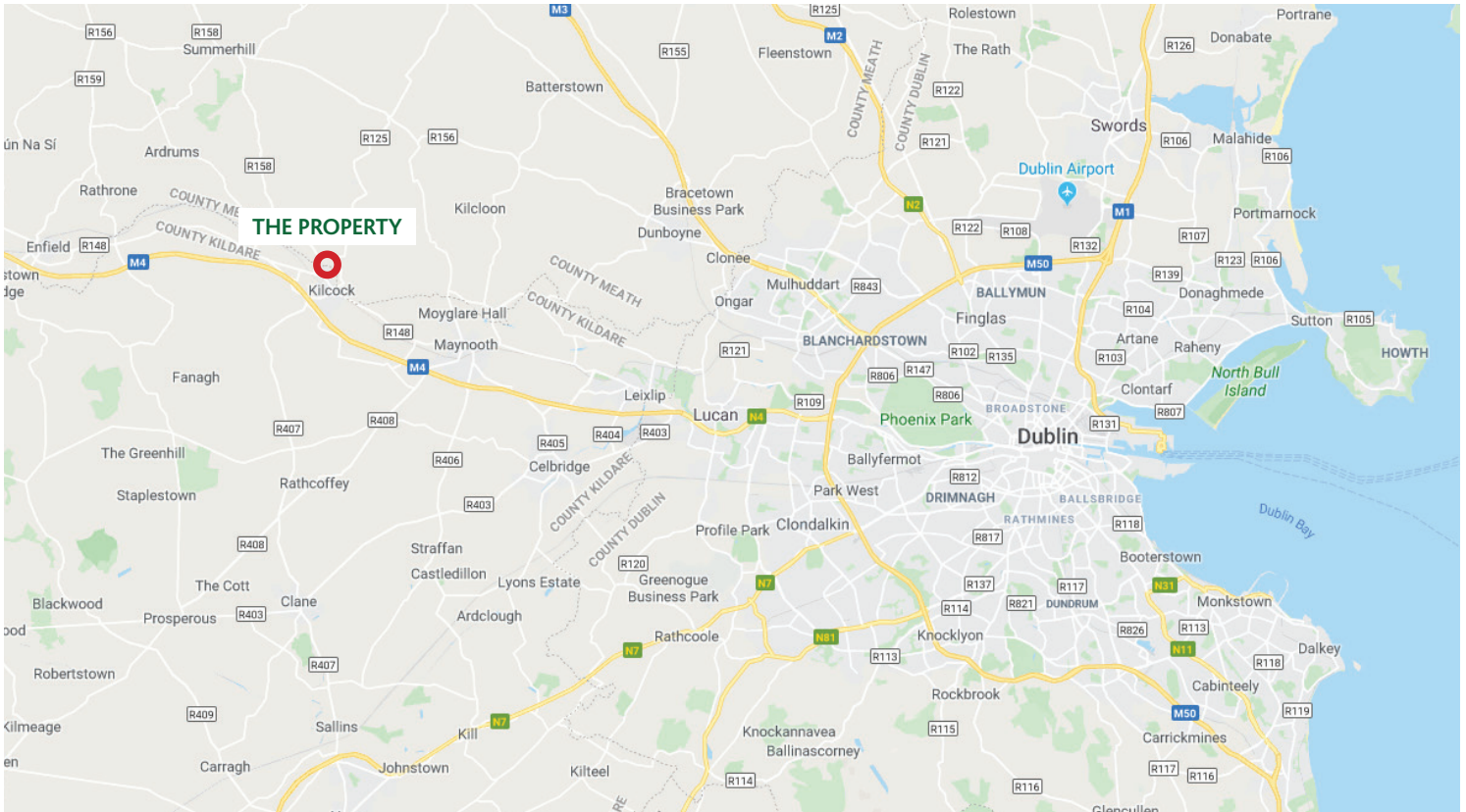
Overall internal area: approx. 114sq.m.  
South west aspect.  
Security alarm.  
Smoke alarms.  
Double glazed timber windows.  
PVC fascia and soffit.  
Spacious balcony.  
Communal parking.  
Overlooking large green area.

### Items Included in sale:

Fridge- freezer, extractor fan, hob.

# Directions

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## Directions:

Eircode  
W23 V30A



Contact Information:  
Sales Person  
Mick Wright  
mickw@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

BER **BER B2**



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