

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Reilly



23 Coolaghknock Drive,
Kildare,
Co. Kildare,
R51 X953.

sherryfitz.ie

BER C2

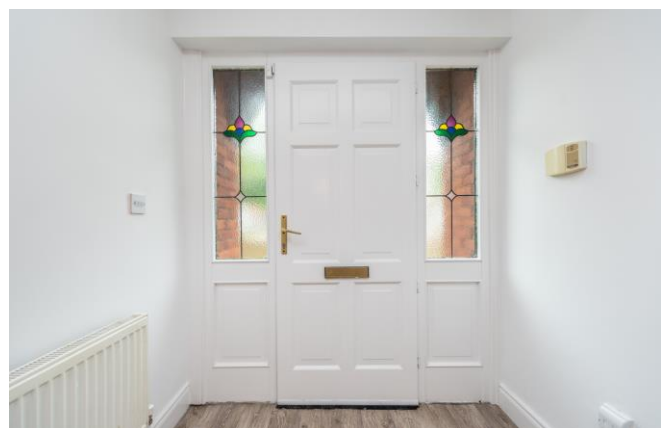


Sherry FitzGerald O'Reilly are delighted to welcome you to 23 Coolaghknock Drive, a 3 -bedroomed semi-detached property in the family friendly Coolaghknock Glebe estate.

Number 23 is a bright and well-proportioned home, with large windows maximising the light into each room. The property is in excellent decorative order throughout, having been recently repainted and featuring new flooring in all the main rooms. This home also boasts spacious side access, offering the potential for an extension (subject to planning permission), and is suitable for an attic conversion, all providing excellent opportunities to expand.

This property is just a three-minute drive to the centre of town with its selection of supermarkets, shops, bars and restaurants, and the renowned Kildare Village. It is close to primary schools and the Community college. It is within walking distance of the railway station, and is within easy reach of both Junction 12 & 13 of the M7 giving easy access to Dublin city.

The accommodation in this lovely home comprises- entrance hall, sitting room, kitchen/dining room, guest wc. Upstairs there are 3 bedrooms, one with en-suite and a family bathroom. Outside- wooden shed.



Accommodation

Entrance Hallway 4.38m x 1.82m (14'4" x 6'): The welcoming hallway has a new wood-effect linoleum floor and new carpet to stairs.

Sitting Room 4.82m x 3.6m (15'10" x 11'10"): This is a comfortable, spacious room with a bay window to front. It features a granite fireplace with wooden surround and open fire. Glazed double door lead to the dining area.

Kitchen/Dining Room 5.6m x 3.3m (18'4" x 10'10"): This is a lovely bright space, with sliding doors leading to the decking outside. It is fitted with a range of Kitchen cabinets with a complementary tile splashback, and equipped with a ceramic hob, oven, dishwasher, fridge freezer and washing machine. Underfoot is a newly laid linoleum floor

Guest WC 1.8m x 0.76m (5'11" x 2'6"): With wc, wash basin and tile floor.

Upstairs

Landing 3.06m x 1.3m (10' x 4'3"): With new carpet floor, hotpress and attic access.

Bedroom 1 4.53m x 3.3m (14'10" x 10'10"): To the front of the house this spacious double bedroom, with a bay window, has a carpet floor and an ample selection of fitted wardrobes.

En-Suite 1.76m x 1.45m (5'9" x 4'9"): The en-suite is fitted with a quadrant shower cabinet and pumped electric shower, wc, wash basin and heated towel rail. The walls are tiled and the floor laid with linoleum.

Bedroom 2 3.57m x 3.5m (11'9" x 11'6"): This is a generous double room with rear view, carpet floor and fitted wardrobes.

Bedroom 3 2.5m x 2.26m (8'2" x 7'5"): With front aspect, this room includes a fitted wardrobe and carpet floor.

Bathroom 2m x 1.8m (6'7" x 5'11"): The bathroom comprises a suite of wc, wash hand basin and bath. With attractive tiling to floor and walls.

Outside The front garden is in lawn with a wide, gated side access. This could be used for a single or double height extension as many neighbours have done. The cobblelock drive accommodate one car off street.
To the rear, the spacious garden is in lawn with colourful shrubs such as buddleia and photinia lining the borders. It features a deck outside the sliding doors, and a wooden shed (2.5m x 2.5m).





Special Features & Services

- Built circa 2000.
- Extends to x sq metres of accommodation.
- Cul de sac setting.
- Oil fired central heating.
- uPVC Double glazed windows.
- Off street parking for 1 car on cobblelock drive.
- Freshly painted throughout.
- New flooring throughout.
- Alarm system fitted.
- uPVC soffit and fascia.
- Spacious rear garden in lawn with deck and shed.
- All appliances included.
- Attic suitable for conversion.
- Space to side offering potential for expansion (subject to pp).
- Low maintenance exterior of redbrick and dash.
- Easy walking distance to centre of town with its many shops, bars and restaurants.
- Short drive to M7/N7 interchange.
- 22-minute walk to the commuter train station with quick access to Heuston and Connolly station.

BER BER C2, BER No. 118637875





NEGOTIATOR

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DIRECTIONS

From the Town Centre, head north on Bride Street towards R445. After 400m turn right onto Melitta Road. After 850m turn right onto The Plains and continue straight onto Curragh Plains. Take the 6th left turn onto Coolaghknock Avenue, then the next right. Continue straight in the cul de sac and this home is the 6th from the end on the left.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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