

Residential

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13 Ryebriidge Green, Kilcock, Co. Kildare

- Exceptional A rated 3 bed home extending to 1,249 sq ft (116 sqm) with attic conversion
- Beautifully finished home with high quality fixtures and fittings throughout.
- Briefly comprises main hallway, wc, kitchen/dining room, utility living room, 3 bedrooms inc master ensuite, main bathroom and converted attic
- Private, sunny south facing rear garden
- Fantastic attic conversion extending 24sqm with high ceilings and Velux window
- Built in 2017 to an A3 BER standard with gas heating and solar/ PV panels.
- Ryebriidge is a hugely sought after development on the banks of the Rye River with an abundance of open green space
- Close to all local amenities including shops, train station, excellent schools, rugby club and the state of the art GAA complex

PSRA No. 003764 coonan.com

3 bedroom
Semi- Detached
approx. 1,249 sq ft
(116 sqm) with attic
conversion

Guide Price:
€415,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway:	7.2m x 1.35m	Tiled, light shade, alarm panel and under stair storage.
Guest W.C.:	1.6m x 1.51m	Tiled, w.c, w.h.b, light shade and extractor fan.
Living Room:	3.91m x 6.21m	Laminate floors, feature fireplace with a granite heart, roller blinds, light fittings, bay window and tv point.



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Kitchen/ Dining Room: 5.3m x 5.1m

Tiled floor, shaker style floor/wall units, stainless steel sink, electric hob, extractor fan, integrated double oven, dish washer, fridge/freezer, blinds and double French doors out to the back garden.

Utility room:

1.5m x 1.35m

Fully plumbed, lampshade and storage.



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1st FLOOR:

Landing:	4.37m x 1.1m	Hot press and light fitting.
Master Bedroom:	3.3m x 4.55m	Carpet, roller blinds and curtains.
Ensuite:	1.7m x 1.8	Tiled floor, w.c, w.h.b, shower cubicle, light fitting and extractor fan.



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Bedroom 2:	2.83m x 5.46m	Carpet, roller blinds and light shade.
Bedroom 3:	4.24m x 2.17m	Carpet, lightshade, fitted wardrobe and roller blinds.
Bathroom:	1.75m x 2.15m	Tiled floor, w.c, w.h.b, bath with shower screen, light shade and extractor fan



Attic conversion:



Attic conversion: **(5.1m x 4.7m)**
x (2.37m) height

Laminate floors, access to storage, walk in wardrobe and 2 Velux windows





Back garden:

9.7m x 6.63m

Patio area, timber shed, block walls all round, side entrance, outside tap and outside lights.

Services:

Gas Fired Central Heating
Solar panels for hot water
Mains water
Mains sewerage

Items Included in sale:

Electric hob, extractor fan, integrated double oven, dish washer, fridge/freezer, blinds and light fittings.

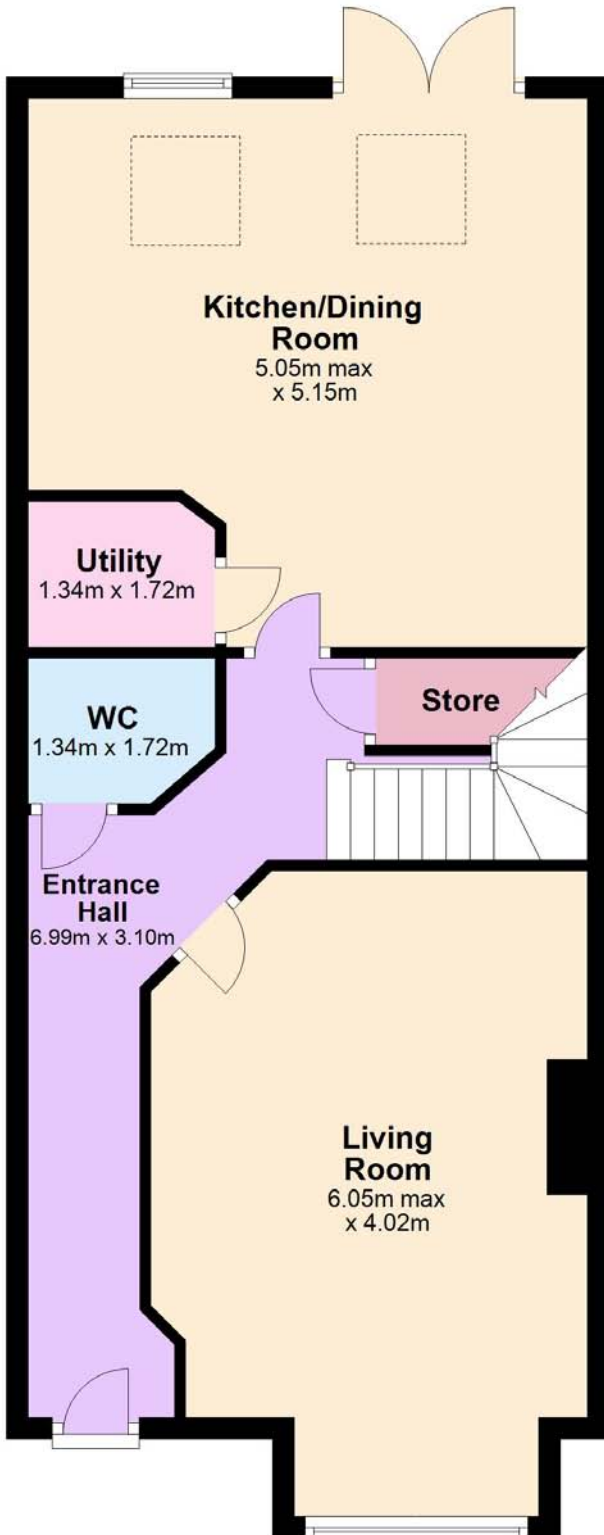
Additional Information:

Internal floor area 116sq.m
Cobble lock drive
Parking for 2 cars
South west facing rear garden
Barna shed
PVC fascia & soffit
Block walls between gardens
Side entrance with gate
Outside tap
Not overlooked to rear

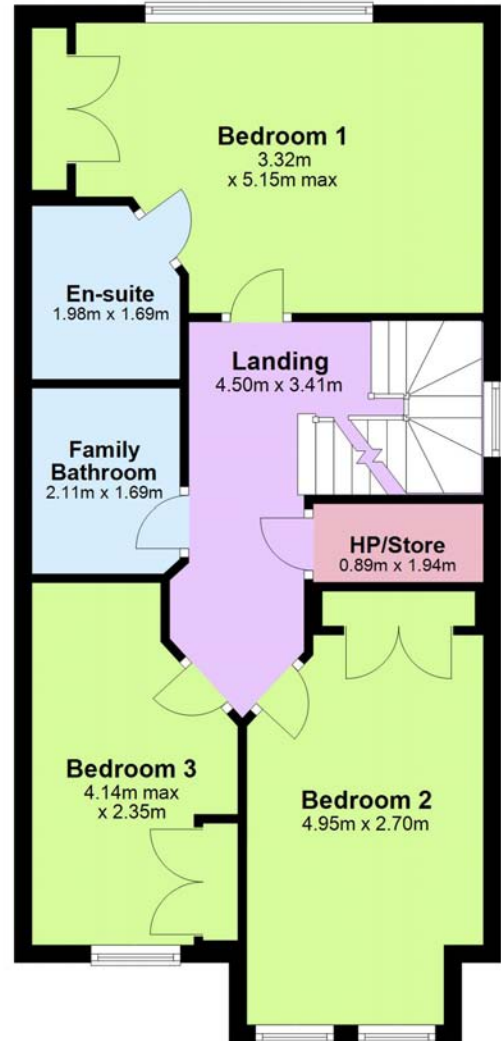
Floor Plans

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Ground Floor



First Floor

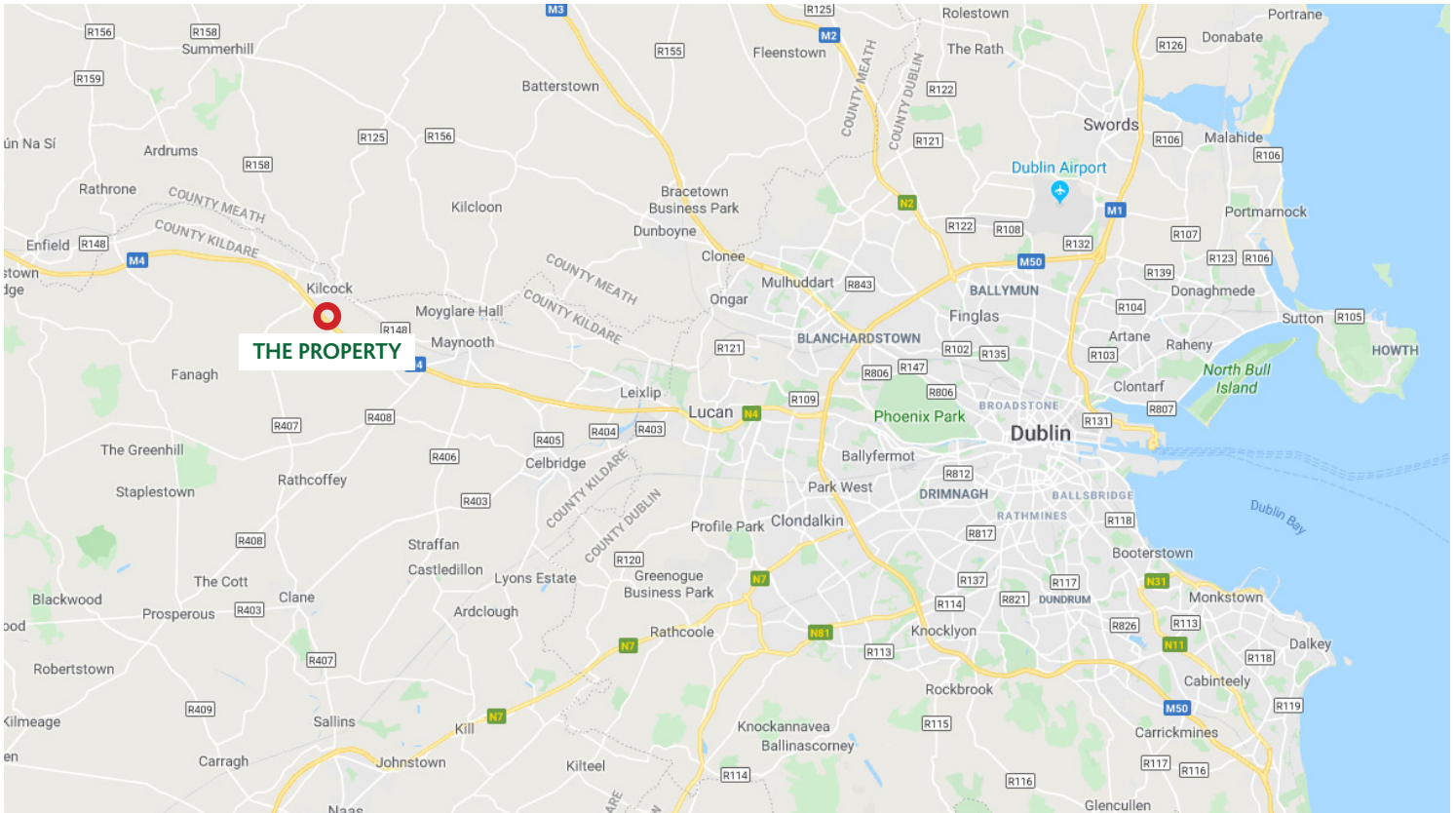


Second Floor



Directions

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Directions:

Eircode
W23 AE84

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Contact Information:

Sales Person
Mick Wright
01 6286128

VIEWING

By prior appointment at any reasonable hour.

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