

# Residential

**Coonan**  
PROPERTY



## 5 Mill Avenue, Millerstown, Kilcock, Co. Kildare

- Immaculate 'A' rated three bedroom semi-detached home extending to approx. 120 sq.m/1291 sq.ft
- Accommodation comprises hallway, living room, kitchen/dining room, utility, guest w.c, three bedrooms with master en-suite and family bathroom
- Approached by cobble lock drive with ample parking, generous rear garden
- Millerstown is just 6km from the university town of Maynooth and is within a few minutes' walk of Kilcock village
- The perfect family location, with sporting, recreation, excellent schools and a university right on your doorstep
- Excellent transport links with Kilcock railway station, regular bus services and M4 link at one's doorstep makes commuting to Dublin, Kildare and Meath surrounds hassle free

**3 bedroom semi-detached home  
extending to approx.  
120 sq. m (1,291 sq. ft)**

**Guide Price:**

**€450,000**

**Private Treaty**

# Accommodation

**Coonan**  
PROPERTY

## Entrance Hallway

**2.5m x 2.72m**

Composite front door with glass panelling, carpet runner up the stairs, semi solid flooring, alarm panel and light fitting.

## Guest W.C.

**1.76m x 1.76m**

Tiled flooring, w.c, w.h.b., integrated shelving, window with roller blind and light fitting.

## Living Room

**3.77m x 6.72m**

Semi solid flooring, wall panelling, window seat with storage, light fitting, TV point, blinds and French doors leading onto rear garden.





# Accommodation

**Coonan**  
PROPERTY

## Kitchen/Dining 5m x 3.71m

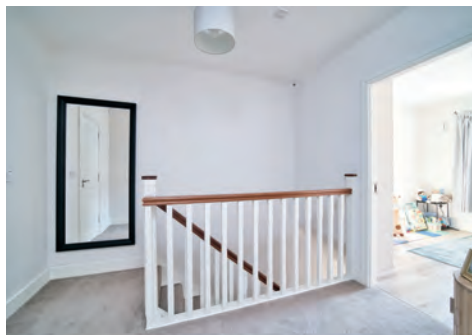
Semi solid flooring, fitted wall and floor units, worktop with upstands, stainless steel sink, integrated oven, induction hob, extractor fan, fridge freezer, dishwasher, integrated lighting, blinds and double French doors leading onto patio area.

## Utility Room 3.61m x 1m

Semi solid flooring, storage units, fully plumbed for washing machine, houses gas boiler and light fitting.

## Landing 3m x 4m

Carpet, hot-press and attic access.



# Accommodation

**Coonan**  
PROPERTY

**Master  
Bedroom**

**4.85m x 2.84m**

Semi solid flooring, fitted wardrobes, integrated shelving, wall panelling, blinds and light fitting.

**En-suite**

**1.94m x 0.94m**

Tiled flooring, shower cubicle, semi tiled wall, w.c., w.h.b with vanity unit, mirror with shaving light, extractor fan and light fitting.

**Bedroom 2**

**4m x 2.82m**

Semi solid flooring, fitted wardrobes, blinds and light fitting.



# Accommodation

**Coonan**  
PROPERTY

**Bedroom 3**      **3.23m x 2.93m**      Semi solid flooring, fitted wardrobes, blinds and light fitting.

---

**Bathroom**      **2.29m x 2.34m**      Tiled flooring, semi tiled wals, bath with shower screen, w.c., w.h.b. with built in vanity unit, mirror with shaving ight, heated towel rail, extractor fan and light fititng.

---

**Garden**      Lawn area, wood panelled fence with concrete posts, steel shed and patio area.





# Accommodation

**Coonan**  
PROPERTY

## Additional Information:

Gross internal floor area approx. 120sq.m  
(1,291 sq.ft)

Built in 2021

PVC fascia and soffits

Attic floored and suitable for conversion

## Services:

Mains water

Gas fire central heating

## Entrance Driveway:

Patio driveway with parking for two cars,  
lawn area and mature plants.

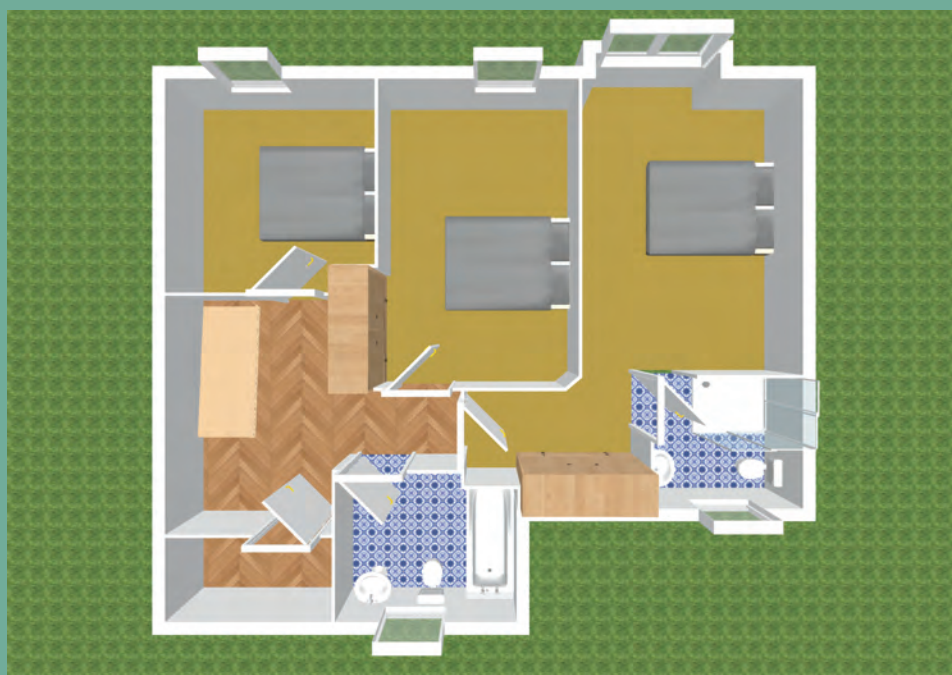
## Items Included in sale:

Integrated oven, induction hob, extractor  
fan, fridge freezer, dishwasher, light  
fittings and blinds.



# Floor Plans

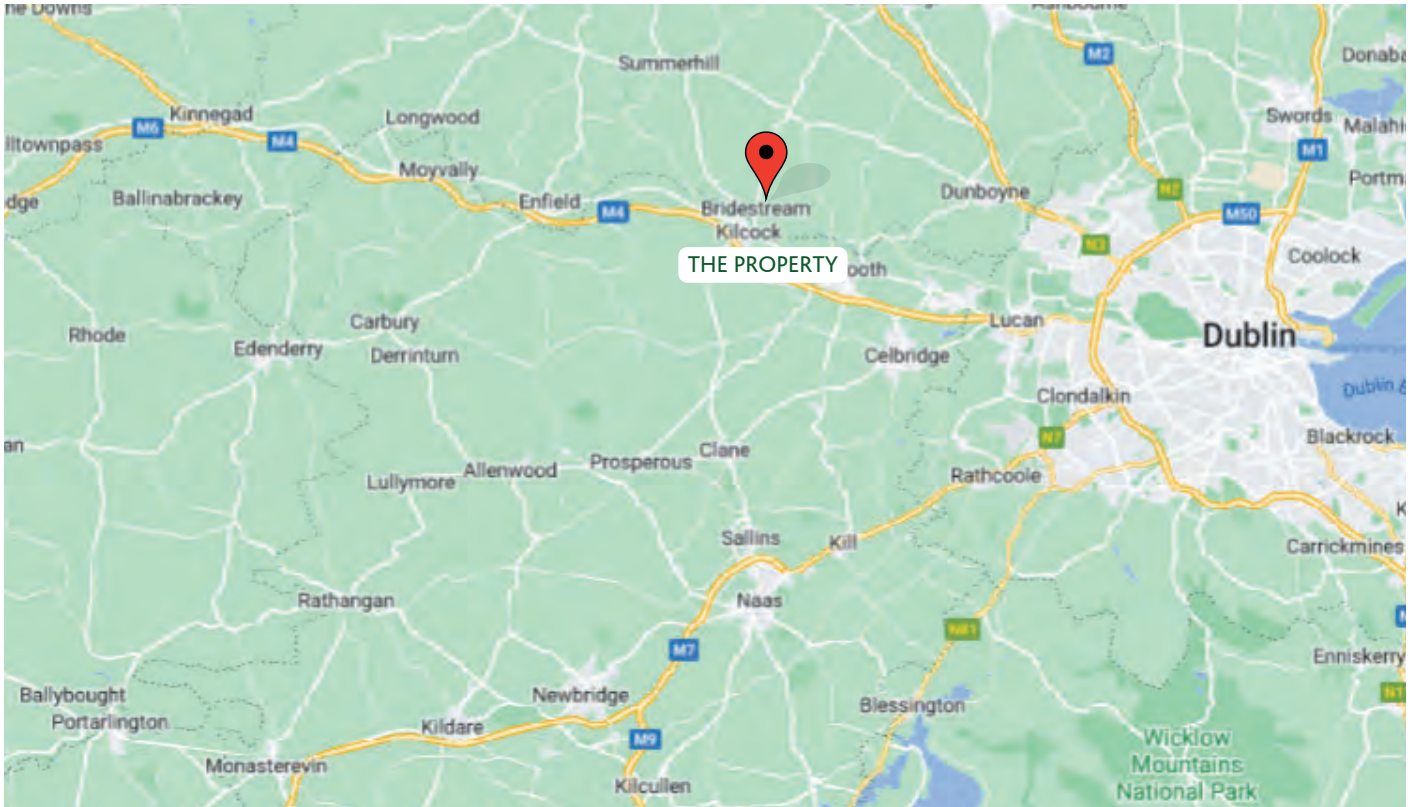
**Coonan**  
PROPERTY





# Directions

**Coonan**  
PROPERTY



## Directions

W23 H9XR

**BER**

**BER A2**

## Viewing

By prior appointment at any reasonable hour.

**Coonan**  
PROPERTY

### Contact Information:

Jill Wright

016286128

jillw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

**Coonan**  
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com