

Residential

Coonan
PROPERTY



11 The Lawn, Barnhill Meadows, Leixlip, Co. Kildare

- Coonan Property present an exceptional A-rated 4-bedroom home, located in the highly regarded Barnhill Meadows development
- Well-designed accommodation extending to approx. 139 sq.m., comprising entrance hallway, guest w.c., living room, open-plan kitchen/dining area, utility room, four bedrooms including a master en-suite, and a family bathroom
- Constructed in 2020 by Glenveagh Homes to an exceptional standard and further enhanced by the current owners with high-quality finishes and tasteful interior styling
- Energy-efficient design featuring an air to water heat pump, double-glazed windows and high levels of insulation
- Property highlights include panelled walls, walk in wardrobe in master bedroom, composite decked patio with overhead covering and hugely spacious attic which may be suitable for conversion
- Barnhill Meadows is located just a short walk to Castletown House Estate and Parklands as well as schools, sporting facilities, shops, parks, cafés and restaurants
- Excellent transport links include railway links from Louisa Bridge Station (walking distance), bus stops and easy access to the N4/M4 and M50

4 bedroom home
extending to approx.
139 sq.m (1,485 sq.ft)

Guide Price:
€645,000

Private Treaty

Accommodation

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Entrance
Hallway
(Including
Downstairs
W.C)

3m x 2.9m

Laminate flooring, hanging pendant light and panelled walls.

Guest W.C.

1.6m 1.5m

Tiled flooring and splashback, w.c., w.h.b., fitted light, radiator, window and towel rail.



Accommodation

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Living Room **4m x 6.1m**

Laminate flooring, hanging pendant light, fitted smoke detector, double French doors leading to rear garden, thermostat, roman blinds and curtains.

Kitchen/Dining Area **3.6m x 9.8m**

Laminate flooring, hanging light pendant and recessed lights in kitchen, double French doors leading to rear garden, fitted smoke detector, shaker style kitchen, breakfast bar with extra storage, extractor, integrated fridge freezer, hob, oven and dishwasher.



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Utility Room **1.7m x 2.7m**

Laminate flooring, hanging light pendant, fully plumbed, fitted smoke detector, fitted shelves and undercounter cabinets.

**Landing
(Including Hot
Press)** **5m x 2.8m**

Timber staircase with hardwood handrail, panelled walls from stairway to landing, carpet flooring on landing, hanging light pendant, smoke detector and access to attic via fitted folding ladder.

**Master
Bedroom
(Front)** **4m x 3m, 2.8m x
1.6m**

Carpet flooring, two hanging chandeliers, roman blinds, thermostat and fitted shelves.



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En-suite	2.9m x 1.2m	Tiled flooring, splash back and shower area, fitted light, shower tray with monsoon shower head, vertical heated towel rail, w.c., w.h.b., window and fitted mirror.
Bedroom 2 (Front)	2.9m x 2.5m	Carpet flooring, hanging light pendant, $\frac{3}{4}$ panelled walls, Venetian blinds and fitted shelves.
Bedroom 3 (Front)	2.9m x 3.8m	Carpet flooring, hanging light pendant, blinds and fitted wardrobe.



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**Bedroom 4
(Side)**

3.5m x 3.6m

Carpet flooring, hanging light pendant, fitted wardrobe and roman blinds.

**Family
Bathroom**

2.1m x 2.5m

Tiled flooring, splash back and bathtub area, fitted light, w.c., w.h.b., fitted mirror, bathtub, window and a vertical heated chrome towel rail.

Garden

Covered composite deck area, air to water heat pump with wood panelled surround, lawn area, outdoor light, outdoor tap, flower beds, steel shed, green house and side entrance with metal gate.



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Additional Information:

Gross internal floor area approx. 139 sq.m.
Built in 2020
Composite front door with five – point locking system
Brick and render exterior walls
Wired for alarm system
TV point in living room, master bedroom and kitchen
Prewired for EV home charge point
10 – year Homebound Structural Guarantee
High level of insulation within floors, walls and roofs.
Substantial attic space (possibly suitable for conversion)

Services:

Mains water
Ait to water heat pump

Items Included in sale:

Fridge/freezer, oven, hob, dishwasher, kitchen extractor fan, fitted shelf units, steel shed, green house, blinds and chandeliers in master bedroom.

Entrance Driveway:

Cobble lock driveway, outdoor light fitting, parking for two cars and mature planting.



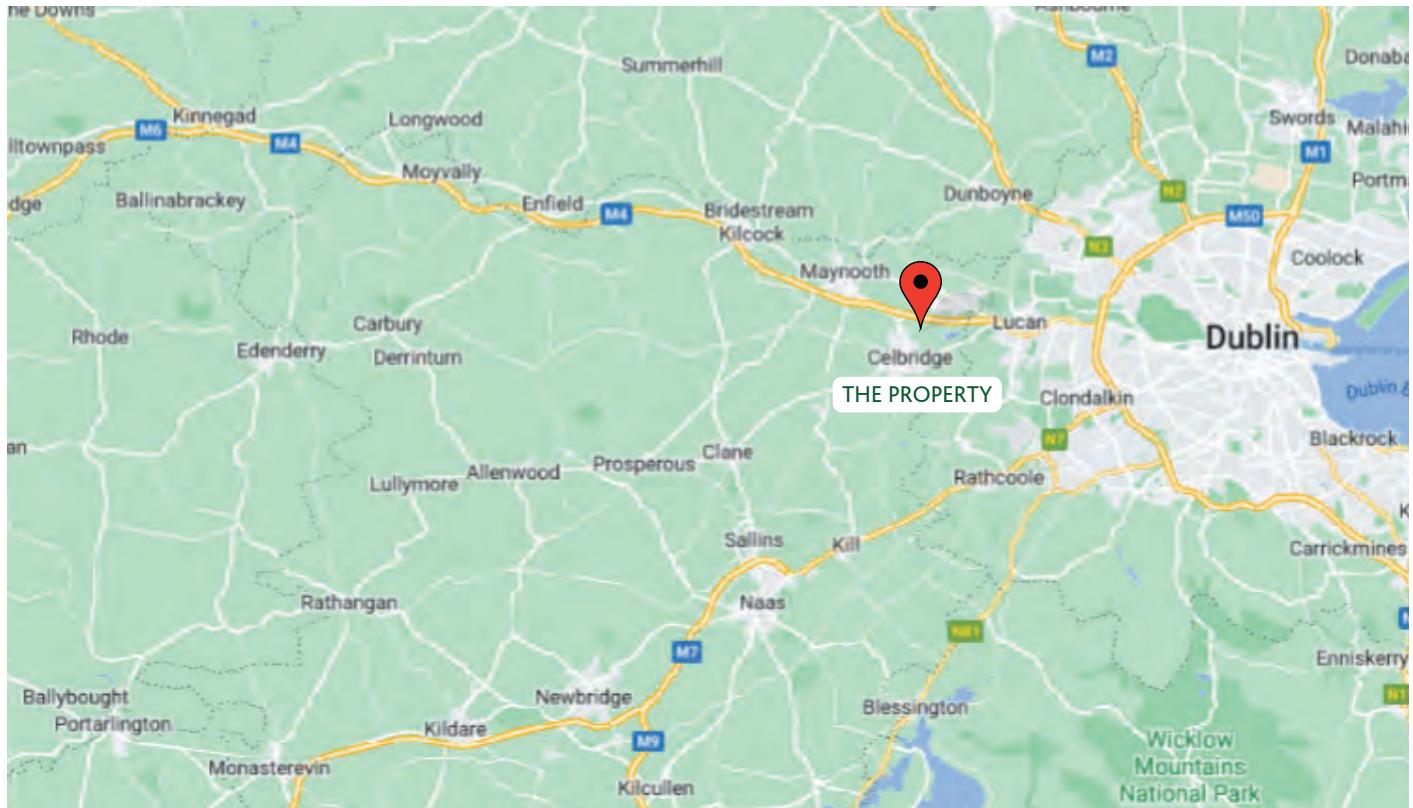
Floor Plans

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Directions

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Directions

W23 EDP7

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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