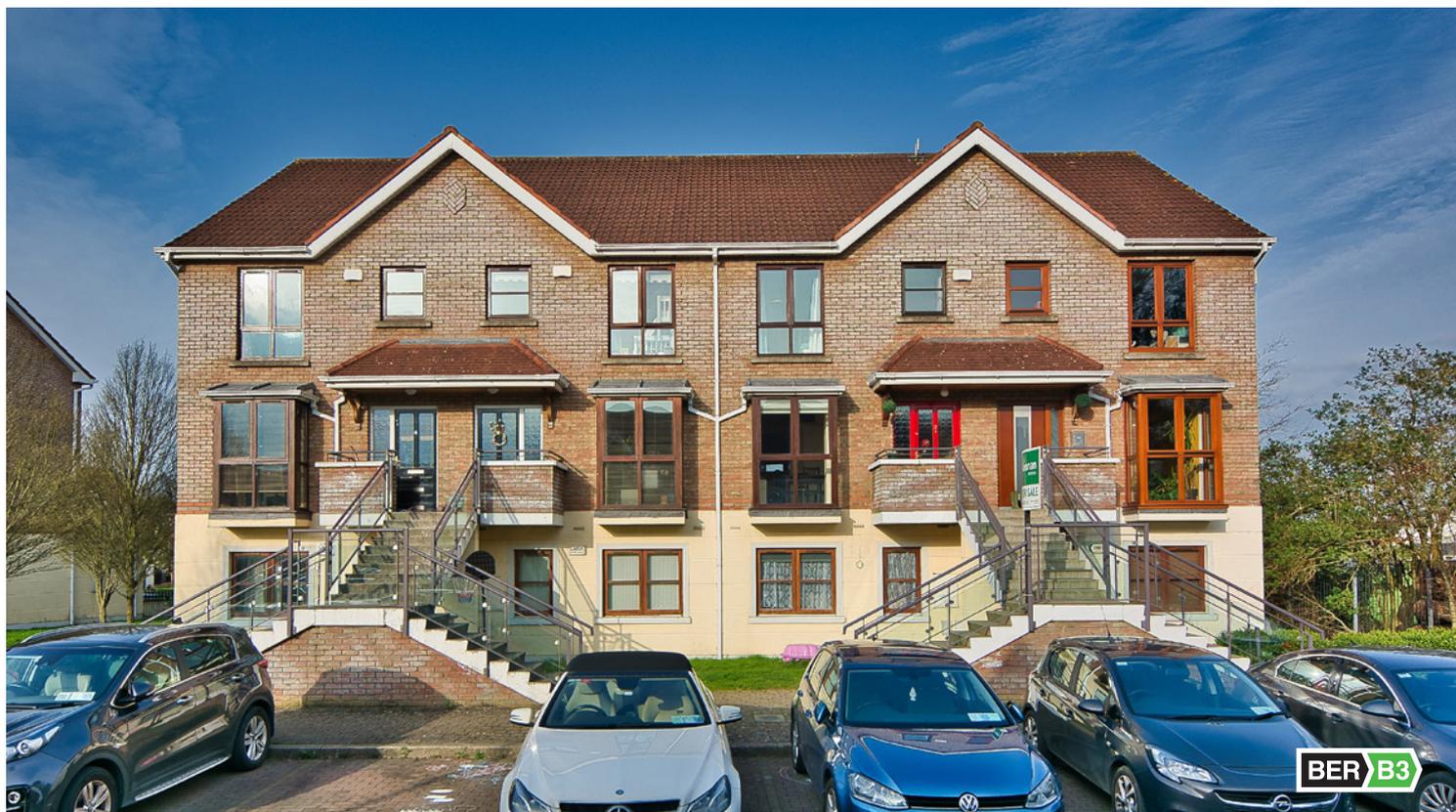


Residential

Coonan
PROPERTY



2 Ryebriidge Lawns, Kilcock, Co. Kildare

- The property extends to approx. 106 sq.m (1,140 sq.ft)
- The property has been well maintained and tastefully decorated and comes to the market fully furnished
- Ideal starter home/investor property
- Close to Kilcock Town Centre and all amenities it has to offer, including Train Station, schools and shops.

Beautifully
presented, bright
and spacious 3
bedroom duplex
apartment - 106
sq.m (1,140 sq.ft)

Guide Price:

€265,000

Private Treaty

Accommodation

Coonan
PROPERTY

GROUND FLOOR:

Entrance Hallway	6.15m x 2.1m	Laminate floor, two light fittings, under stairs storage.
Guest Toilet	1.54m x 1.5m	Tiled floor, w.c & w.h.b. extractor fan, light fitting.
Sitting Room	4.9m x 4.75m	Laminate floor, coving, curtains, TV point and access to balcony.
Kitchen/ Dining Room	2.64m x 6.72	Tiled floor, light fitting, bay window, blinds, fitted kitchen units, oven, hob, extractor fan, fridge- freezer, washing machine, table and 4 chairs.



Accommodation

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Landing	2.16m x 4.5m	Laminate floor, folding attic stairs, hot-press.
Master Bedroom	3.42m x 4.75m	Laminate floor, light fitting, curtains, fitted wardrobes, double bed, chest of drawers.
Ensuite	1.65m x 1.51m	Fully tiled, w.c & w.h.b., built in vanity unit, shower, recessed lights, extractor fan.
Bedroom 2	2.73m x 4.85m	Laminate wood flooring, fitted wardrobes, light fitting, curtains, guest bed (double bed) with storage, and desk.



Accommodation

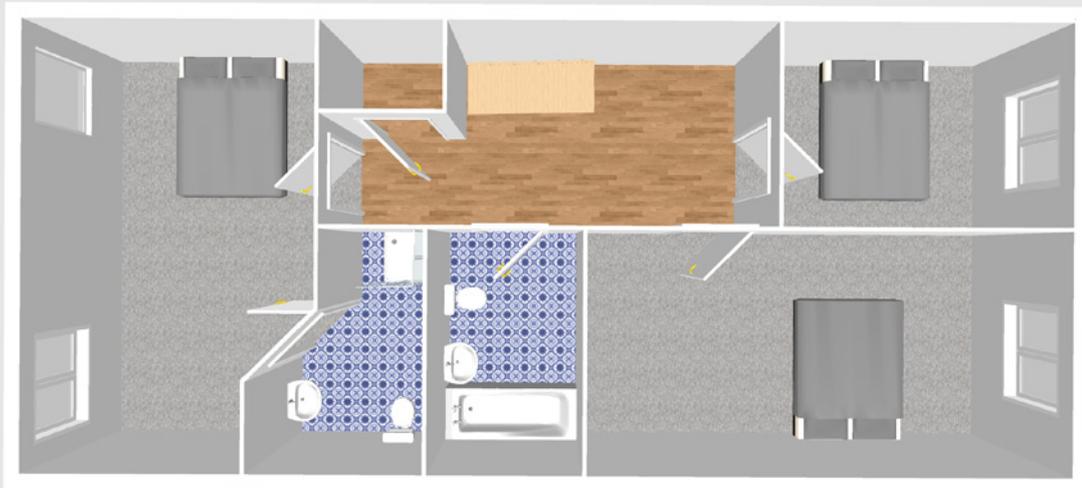
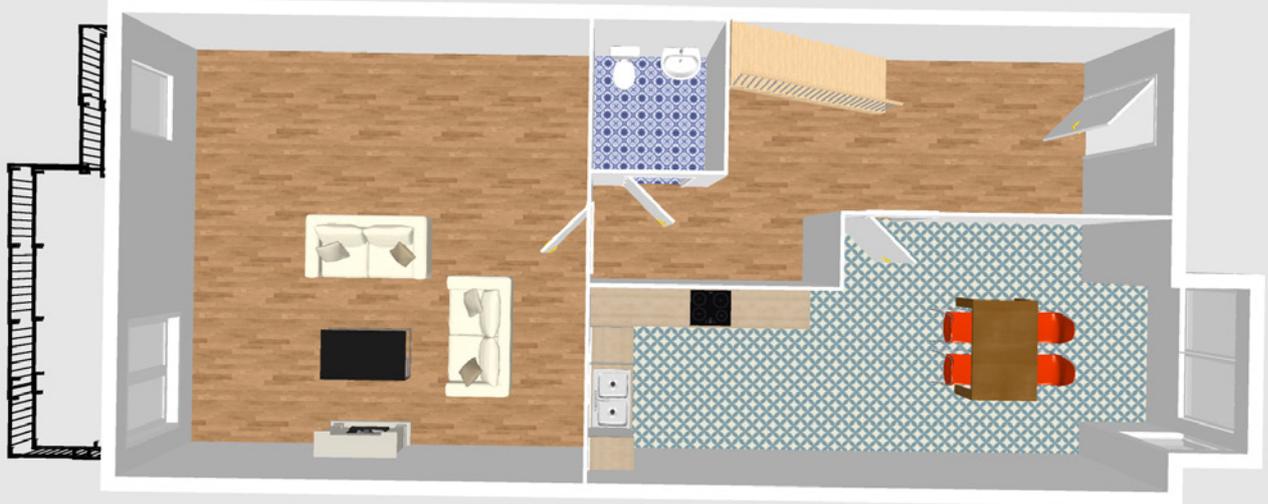


Bedroom 3	2.93m x 2.15m	Laminate floor, single bed with bedside locker, light fitting, curtains.
Bathroom	2.51m x 1.7m	Fully tiled, w.c & w.h.b., built in vanity unit, bath with shower screen, fitted mirror with shaving light, recessed lights, extractor fan.
Balcony	4.73m x 2.03m	South east facing



Floor Plans

Coonan
PROPERTY



Services:

Gas central heating
Mains water
Mains sewage
Management fee: approx. €800 per annum includes building insurance, refuse collection and landscaping.

Items Included in sale:

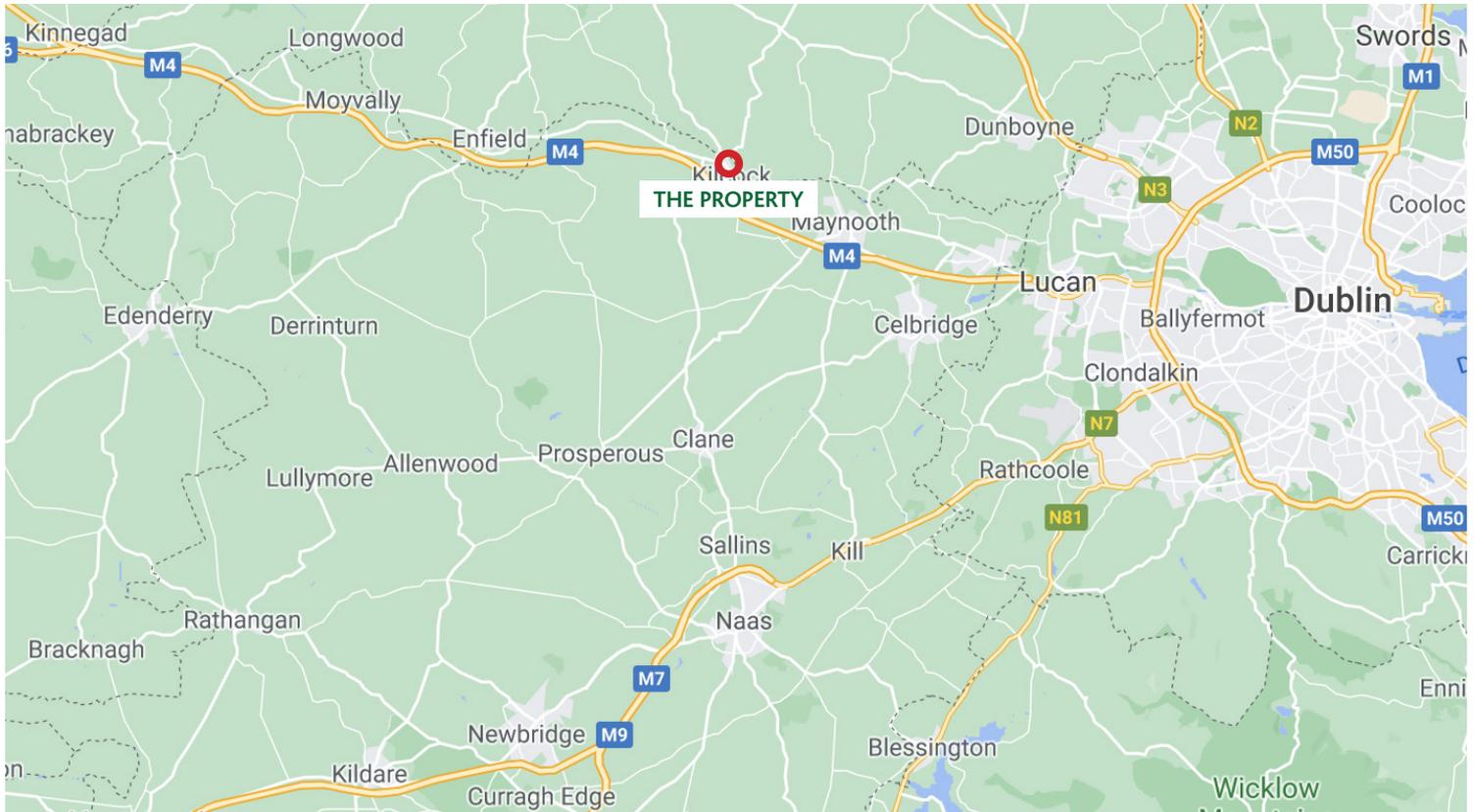
Corner suite, LG TV, freestanding bookshelf, office table, chair, balcony furniture, table and 4 chairs, beds, bedside lockers, desk, chest of drawers, fridge- freezer, hob, oven, extractor fan, washing machine.

Additional Information:

Double Glaze Windows
Large balcony
Located on a large green area in a quiet cul de sac
3 Bedrooms – Master En Suite
Fitted Built in wardrobes
Allocated parking
Own door access
Located within 1.5km of Kilcock Village
Easy access on to M4 motorway.

Directions

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Directions:

Eircode
W23 WF51

VIEWING

By prior appointment at any reasonable hour.

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

BER **BER B3**

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