

Residential

Coonan
PROPERTY



194 Chambers Park, Kilcock, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Spacious 3 bedroom townhouse ideally overlooking a large green area.
- This property has a stunning landscaped garden.
- Property extends to approx. 98 sq.m (1054 sq.ft).
- Excellent starter home or investment opportunity.
- Walking distance of all the amenities the local area has to offer.

3 bedroom
townhouse
approx. 98 sq.m
(1054 sq.ft).

Guide Price:
€245,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hall	6.2m x 1.87m	Coving, alarm panel, under stairs storage, tiled floor.
Guest Toilet	5.39m x 6.49m	Tiled floor, tiled splashback, w.c & w.h.b.
Sitting Room	3.46m x 4.41m	Coving, TV point, double doors to garden, solid wood floor.



Accommodation

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Kitchen

2.69m x 6.79m

Fitted cream high gloss wall and floor units, dual aspect windows, dishwasher, washing machine, oven, hob, extractor fan, tiled floor, feature bay window with window seat.



Accommodation

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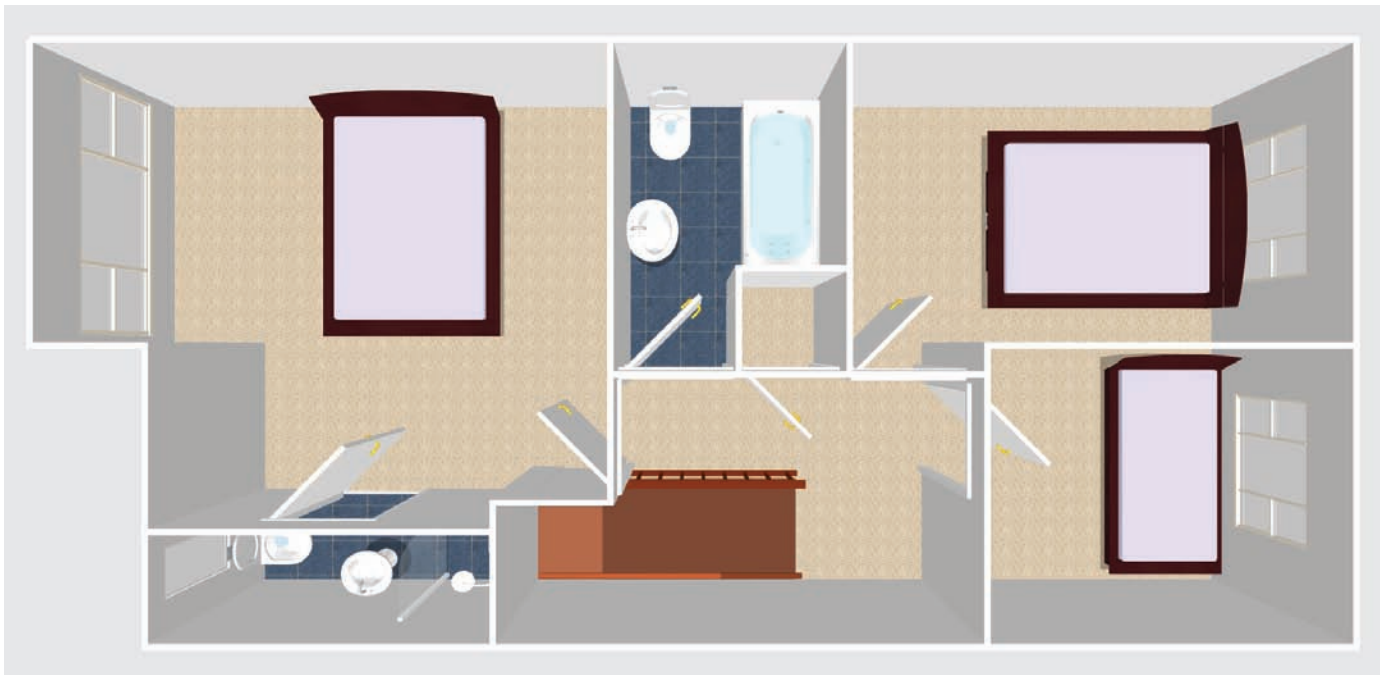
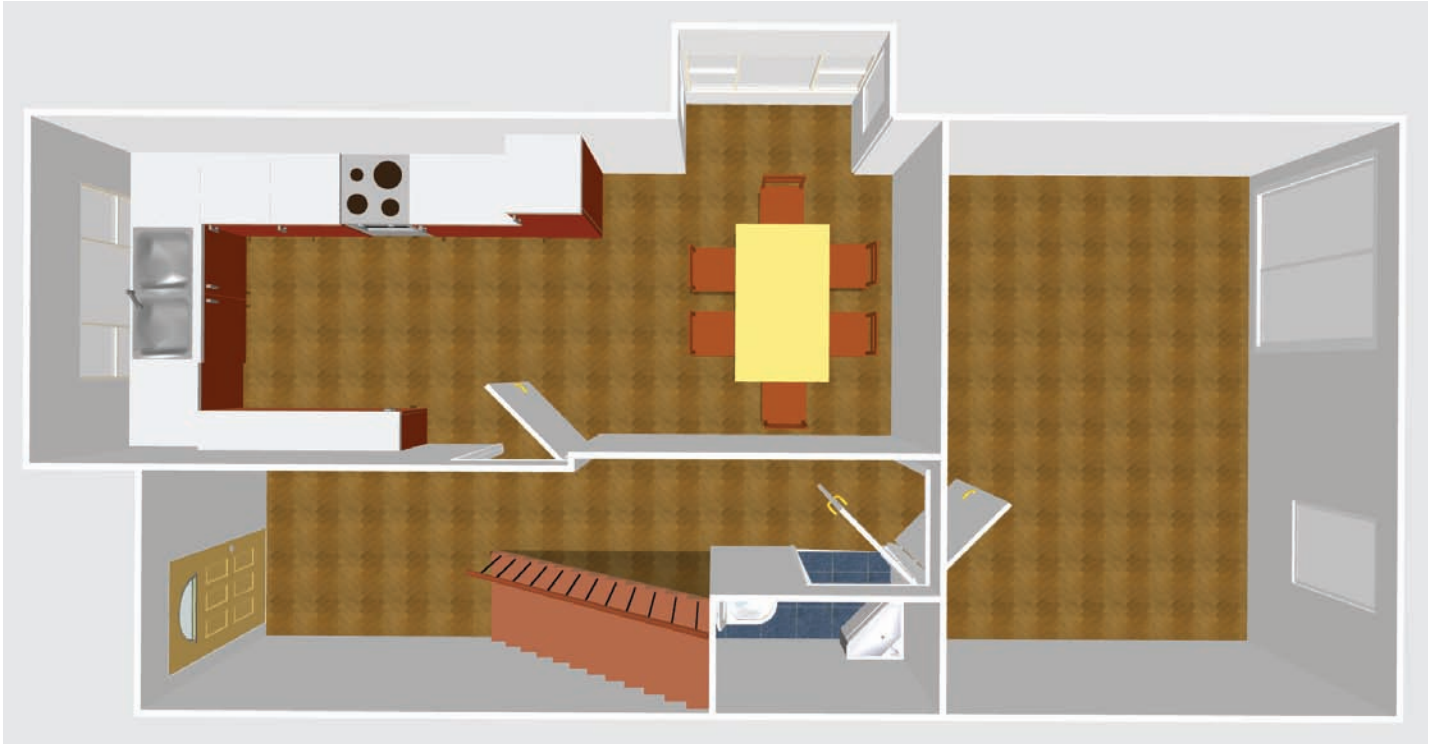
FIRST FLOOR:

Landing	2.03m x 2.86m	Hotpress off, attic access, carpet.
Master Bedroom	4.35m x 3.73m	Fitted wardrobes, TV point, carpet, large feature bay window.
Ensuite		Tiled floor, tiled splashback, wall mirror, w.c & w.h.b., Shower.
Bedroom 2	2.82m x 2.22m	Fitted wardrobes, carpet.
Bedroom 3	2.59m x 3.89m	Carpet, fitted wardrobes.
Bathroom	2.61m x 1.82m	Fully tiled, w.c & w.h.b, bath & shower Triton T90z, small wall unit, wall mirror and shaving light.



Floor Plans

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Services:

Gas fired central heating
Mains water
Mains sewage
Outside tap
Outside electricity

Additional Information:

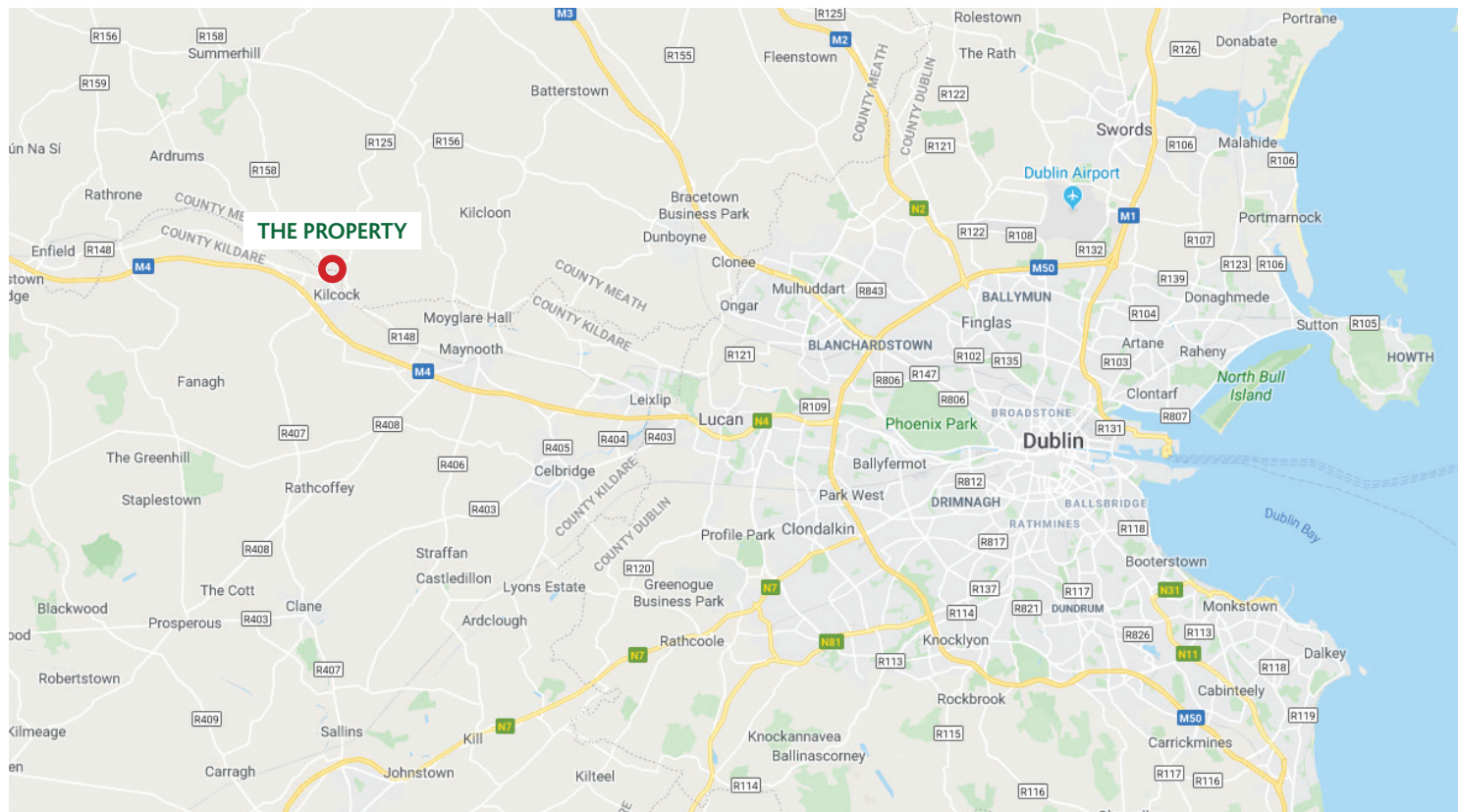
Approx. 98 sq.m
Security alarm
PVC soffit and fascia
Wooden double glazed windows
New gas boiler
Off street communal parking
Shrub beds to the front
Side entrance
Overlooking large green

Items Included in sale:

Curtains, blinds, light fittings, dishwasher, washing machine, fridge- freezer, hob, oven, dining table and 6 chairs, medium unit, 3 x bedside lockers, 2 chest drawers, free standing mirror.

Directions

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Directions:

Eircode
W23 W950

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Contact Information:
Edward Cummins
edwardc@coonan.com
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER

BER C2

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