

Residential

Coonan
PROPERTY



52 The Drive, Earls Court, Kill, Co. Kildare

- Excellent spacious three-bedroom semi-detached extending 112 sq.m/1205 sq.ft
- Accommodation comprises of hallway, guest w.c., kitchen/dining area, utility, living room, three bedrooms, en-suite & family bathroom
- Approached by generous driveway with ample off-street parking, spacious private garden featuring a lawn, raised beds, and a patio area
- Excellent infrastructure for commuters with M7 only minutes away and 15 minutes' drive to Red Cow Luas Park and ride
- Kill boasts excellent facilities including an impressive list of sports facilities and clubs including Kill GAA and Kill Celtic Soccer
- Just a short walk to the village with all of its amenities including supermarket, shop, an array of eateries and excellent local schools

3 bedroom semi-
detached extending to
approx. 112 sq.m
(1,205 sq.ft)

Guide Price:

€435,000

Private Treaty

Accommodation

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Entrance
Hallway

1.35m x 4.63m

Tiled floor, alarm panel, understairs storage, utility closet, radiator cover.

Guest W.C.

1.42m x 1.76m

Tiled floor, w.c., w.h.b., splash back tiles, wall unit with mirror, blinds, extractor fan.



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Living Room 3.60m x 5.82m

Semi-solid wood flooring, awash with natural light with dual aspect, gas fire with granite hearth and wooden mantlepiece, TV point overhead, built-in shelving and storage unit, French doors to rear garden, coving, custom made blinds and heating thermostat.

Kitchen/Dining 2.81m x 4.81m

Tiled floor, fully fitted kitchen, integrated fridge freezer, Zanussi built under oven, gas hob, extractor fan, tiled splash back, granite worktop and upstand, undermounted stainless steel 1.5bowl sink, Zanussi integrated dishwasher, custom made blinds, down lights.



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Utility Room **1.63m x 1.70m**

Tiled floor, wall storage units, gas boiler, additional work surface, plumbed for washing machine and space for dryer, door to rear garden.

Landing **3.73m x 0.95m**

Fully carpeted, including stairs, hot press.



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**Master
Bedroom**

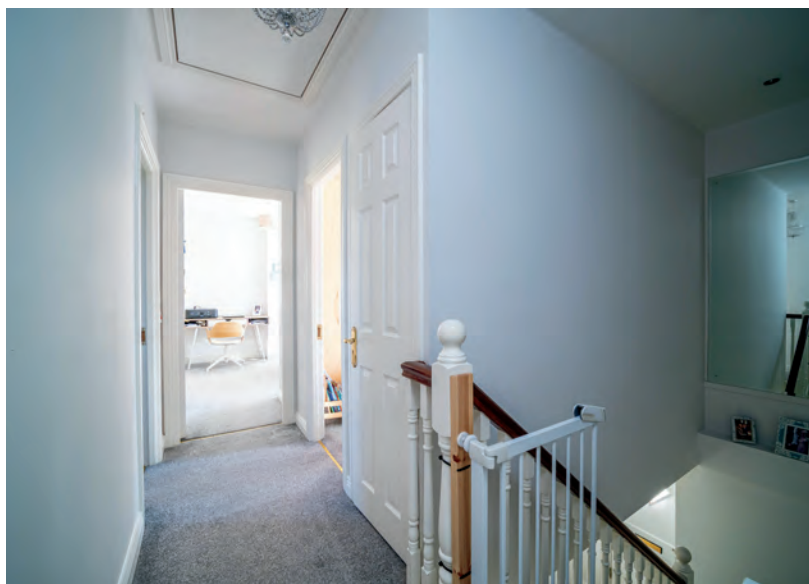
2.90 x 5.30m

Fully carpeted, fitted wardrobes & custom-made blinds.

En-suite

1.66m x 1.15m

Fully tiled, quadrant shower enclosure with Triton Shower, w.c., w.h.b., built in vanity unit with soft close drawers, mirror with led lights, towel radiator, down lights.



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Bedroom 2 **2.65m x 2.89m** Fully carpeted, fitted shelving unit & custom-made blinds.

Bathroom **1.87m x 2.17m** Fully tiled with additional decorative wall tiles, bath with shower screen, power shower, w.c., w.h.b., fitted mirrored wall unit, shaving light, extractor fan, blinds.



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Bedroom 3 **3.61m x 4.92m** Fully carpeted, fitted wardrobes & custom-made blinds.

Garden

Lawn, paving, loose stone chipping, patio area, raised flower bed with railway sleepers, mature bamboo hedging for privacy, Barna garden shed, wall and panelled fence surround with side entrance.



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Additional Information:

Built in 2007
Thermostatically controlled heating

Entrance Driveway:

Generous driveway with ample parking.

Items Included in sale:

Fixtures, fittings and window dressings.

Services:

Mains Water
Gas central heating



Floor Plans

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