

Residential

Coonan
PROPERTY



3 The Green, Ledwill Park, Kilcock, Co. Kildare

- Superb A-rated two bedroom terraced home extending to approx. 85 sq.m (913 sq.ft)
- The accommodation includes a bright living room, a modern kitchen/dining area, guest w.c., and two generously sized bedrooms, both with ensuite bathrooms.
- The property is approached via a cobble-lock driveway and benefits from a shared side entrance with its own electric vehicle charging point
- Finished to an excellent standard throughout, the property boasts granite kitchen worktops with a breakfast bar, sliding wardrobes, and a veranda with a patio area overlooking a south-west facing garden.
- Ideally located, the property enjoys excellent access to public transport, with Kilcock train station just a 10-minute walk away and regular bus services to Dublin city centre and surrounding areas. The M4 motorway is a 5-minute drive, while Maynooth is approximately 10–15 minutes away.
- Kilcock town is within walking distance, offering a range of shops, cafés, and bars, as well as a strong selection of primary and secondary schools. The area also boasts scenic walks along the Royal Canal Greenway and a variety of sporting and recreational facilities.

2 bedroom terraced
home extending to
approx. 85 sq.m
(913 sq.ft)

Guide Price:

€375,000

Private Treaty

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Kitchen/Dining Area 3.73m x 5.16m

Semi-solid flooring, fully fitted kitchen & breakfast bar with stone worktops & stand ups, soft close doors, fitted blinds, electric induction hob, dishwasher, washer/dryer, double oven and grill, extractor fan, down lights and sucken steel wash hand basin.

Guest W.C. 1.17m x 1.74m

Wash hand basin, splash back tile, vanity mirror, towel radiator, tiled flooring and w.c.

Living Room 5.19m x 5.56m

Semi solid flooring, door leading to front, fitted blinds, shelving, television cabinets.



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Landing	1.42m x 0.97m	Carpet flooring with hard wood staircase.
Master Bedroom	3.72m x 4.94m	Semi-solid flooring, access to attic space, sliding robes & fitted wardrobes.
En-suite 1	2.5m x 1.81m	Tiled flooring, tiled walls, rain fall shower, towel radiator, fitted mirror, wash hand basin, w.c. and featured wall.



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Bedroom 2 **3.6m x 4.93m** Semi-solid flooring, sliding wardrobes with additional wardrobe, additional socket and fitted blinds.

En-suite 2 **2.19m x 1.66m** Rain fall shower, wash hand basin, towel radiator, w.c., tiled flooring and walls, fitted mirror with heat recovery system.

Garden South-west facing garden with veranda & paved patio area, double French doors that leads into rear garden, fence and walls surround, artificial grass and raised flower beds with mature shrubs and garden shed.



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Additional Information:

Built in 2019
Heat recovery system
Alarm system
Veranda & patio area
South-west facing garden
Brick and render exteriors
Composite front doors with five-point locking system
Attic space floored, ample storage

Services:

Mains water
Air to water heat pump

Items Included in sale:

"SOLD AS SEEN" except television in living room, electronics, personnel items and over the counter appliances.

Items Included are the following:

Sofa, cabinets, shelving, television stand, table and chairs, garden furniture, shed, bed & mattress, chest of drawers, office desk, curtains, television in master bedroom, cabinet in second ensuite, chairs & sliding robes.



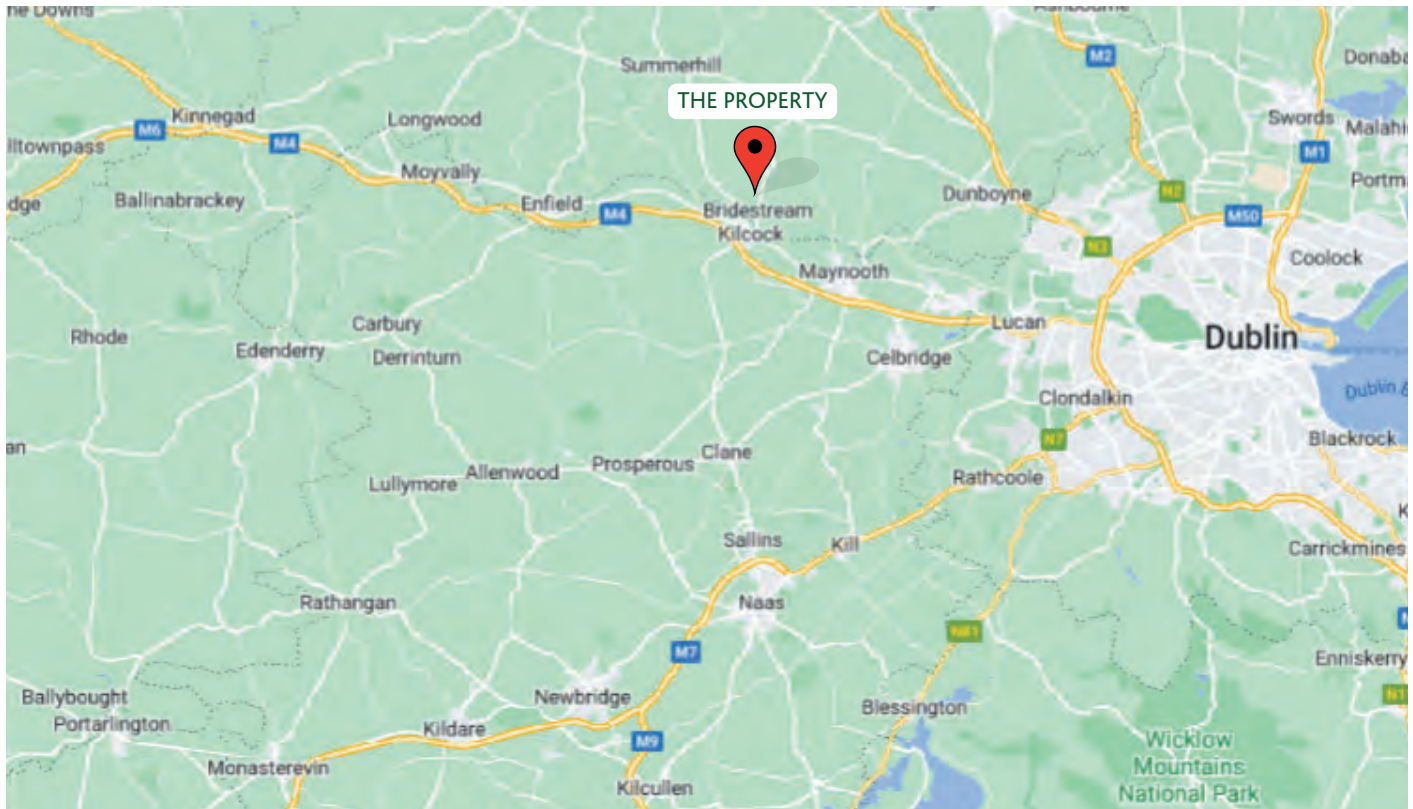
Floor Plans

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Directions

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Directions

W23 P7XA

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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