

Residential

Coonan
PROPERTY



9 The Green, Earls Court, Kill, Co. Kildare

- Excellently presented four bedroom detached home extending 141 sq.m
- Approached by cobble lock drive with double entrance potential for extending subject to planning permission, pedestrian entrance and ample parking
- Accommodation comprises of entrance storm porch, hallway, guest w.c, front sitting room, living/dining room, kitchen, utility press and area, four bedrooms, one en-suite and family bathroom
- 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

4 bedroom
Detached
approx. 141 sq.m

Guide Price:
€550,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch	1.78m x 2.1m	Storm porch and tiled flooring.
Entrance Hallway	1.1m x 4.59m	Walnut laminate floor, radiator covers, coving and cornice centre piece
Guest W.C.	0.78m x 1.7m	Fully tiled, w.c., w.h.b. and light fitting.



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Living room/
dining area

3.69m x 8.94m

Walnut floor, bespoke integrated cabinet, shelving, feature fire place, coving and cornice centre pieces and sliding door to rear garden.

Family Room

2.33m x 4.65m

Walnut laminate floor, fitted shelving, vanity lights



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Kitchen

4.6m x 3.49m

Fully fitted kitchen, double oven, gas hob, extractor fan, gas boiler, tiles splashback, recessed lights and skylight.

Utility Press

2m x 1.78m

Plumbed for washing machine and additional shelving.



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1st FLOOR:

Landing	1.4m x 2.96m	Walnut laminate floor, attic access, hotpress and carpet on stairs.
Bedroom 1/Office	2.93m x 2.92m	Laminate walnut floor and integrated shelving.
Master Bedroom	4.7m x 3.15m	Laminate floor, integrated shelving, wall panelling and alarm panel.
Ensuite	0.92m x 2.97m	Fully tiled, w.c & w.h.b, integrated shelving, shower, vanity mirror with shaving light and towel rail.



Accommodation

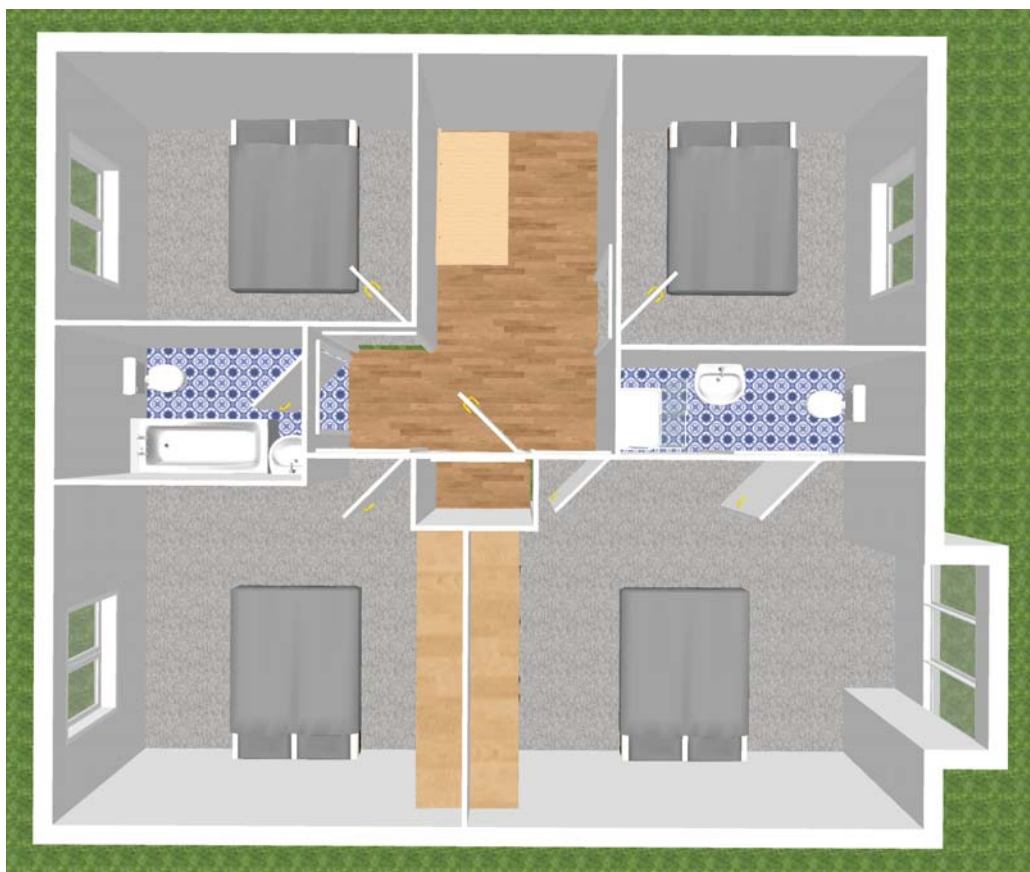
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Bedroom 3	2.97m x 3.35m	Walnut laminate floor, fitted wardrobes and overlooking mature back garden.
Bedroom 4	2.48m x 3.65m	Fitted wardrobes and walnut laminate floor.
Bathroom	1.75m x 2.36m	Fully tiled, bath, power shower, w.c & w.h.b., integrated vanity unit with shaving light and towel rail.



Floor Plans

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Additional Information:

Partially floored attic
Double side entrance suitable for extending subject to planning permission
PVC windows and doors
Cobble lock drive with red brick wall surround and granite caps
Storm porch is 1.78 x 2.1

Services:

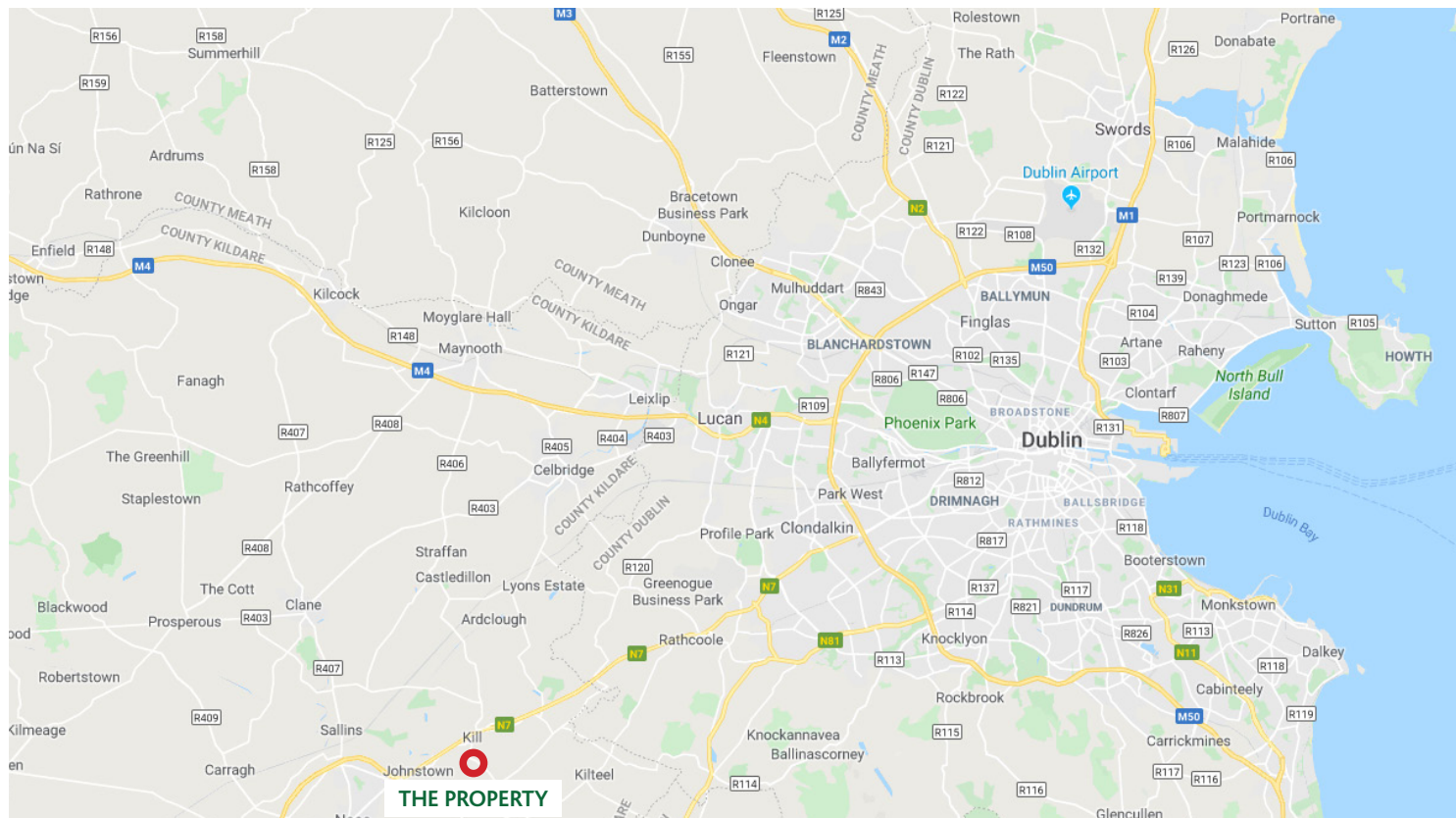
Mains water
Mains sewage
Gas central heating

Items Included in sale:

Double oven, gas hob, extractor fan and light fittings.

Directions

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Directions:

Eircode
W91 E39D

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Jill Wright
045832020

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