

Residential

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PROPERTY



44 Williams Grove, Ardclough, Straffan, Co. Kildare

- Coonan Property are delighted to present this superb A-rated four-bedroom detached residence, ideally positioned within the exclusive and recently completed Williams Grove development
- Offering spacious, light-filled accommodation extending to approx. 206 sq.m (2,215 sq.ft), the home features a spacious entrance hallway, elegant living room, TV/lounge room, contemporary open-plan kitchen and dining area, pantry, utility room, four generous double bedrooms (two en suite), a stylish ground floor shower room, main family bathroom and an attic with folding ladder access
- Achieving an impressive A2 BER rating, complimented by Air-to-Water heat pump heating system
- Designed with versatility in mind, this home offers adaptable spaces ideal for a playroom, home office, gym or a guest accommodation
- Presented in turnkey condition, showcasing premium finishes throughout including wide plank oak flooring, a bespoke contemporary kitchen with feature island and quartz worktops, elegantly tiled bathrooms and custom cabinetry
- Enjoys an enviable position overlooking a beautifully maintained green area, perfect for families with young children
- Conveniently situated within walking distance of the highly regarded St. Anne's Primary School, local shop, GAA club, coffee shop, and the scenic Royal Canal walkway and Lyons Estate

4 bedroom detached residence extending to approx. 206 sq.m (2,215 sq.ft)

Guide Price:

€875,000

Private Treaty

Accommodation

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Entrance
Hallway

(5.9m x 2.94) +
(1.6m x 1.2m)

Wide plank oak wood flooring and recessed lights.

Living Room

3.9m x 5.75m

Wide plank oak wood flooring, recessed lights, roller blinds, curtains and double French doors leading into dining/kitchen area.



Accommodation

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Kitchen/Dining 7.46m x 5.55m Area

Wide plank oak wood flooring, recessed lights, 2 rooflight windows, roller blinds, quartz countertops, antique brass handles, island with breakfast bar and integrated Neff induction hob with integrated ventilation system, integrated fridge, Neff oven, Neff microwave, dishwasher and double French doors leading onto rear garden.

Kitchen Pantry 2.4m x 1.4m

Wide plank oak wood flooring, fitted shelves and feature hanging lights.



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Utility Room 2.5m x 3.64m

Wide plank oak wood flooring, recessed lights, roller blinds, fitted cabinets, stainless steel sink, integrated freezer, fully plumbed and a door leading to side entrance.

Play/TV Room 3.74m x 3.83m

Wide plank oak wood flooring, recessed lights, roller blinds and fitted curtains.

Ground Floor Shower Room 2.5m x 2.2m

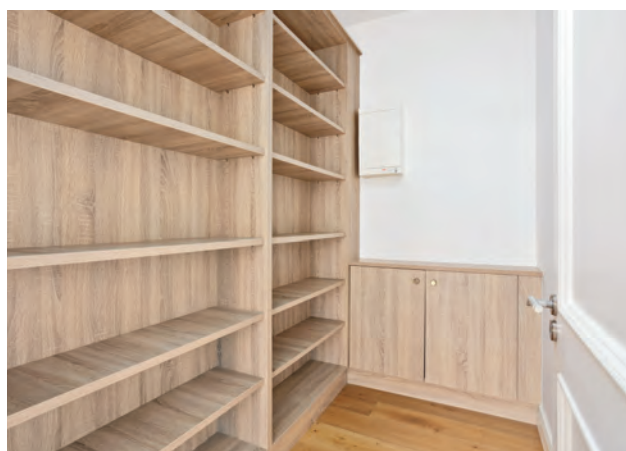
Fully tiled with herringbone styled floor, W.C, W.H.B., oversized shower cubicle, fitted mirror and light fitting.



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Landing	(4.7m x 2.12m) + (1.7m x 3.54m)	Carpet, roller blinds, access to the attic via fitted folding ladder and light fitting.
Master Bedroom (includes ensuite)	4.6m x 3.8m	Carpet flooring, hanging lights, fitted wardrobe and roller blinds.
En-suite	1.7m x 2m	Fully tiled, light fitting, heated towel rail, w.c., w.h.b, fitted mirror and extractor fan.



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Bedroom 2
(includes
ensuite)

3.6m x 5.7m

Carpet floors, light fitting, fitted roller blinds and fitted wardrobes.

En-suite

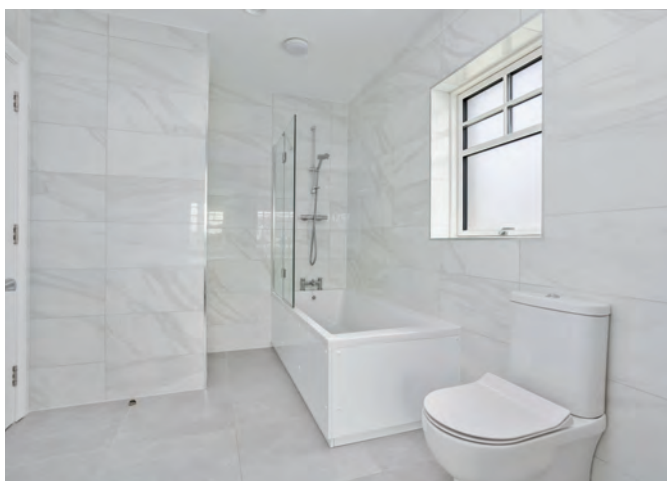
1.5m x 2.8m

Fully tiled, W.C., W.H.B, shower cubicle, heated hand rail and light fitting.

Bedroom 3

4.46m x 2.5m

Carpet flooring, light fitting, fitted roller blinds and fitted wardrobes.



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Bedroom 4 3.82m x 3.41m

Carpet flooring, light fittings, fitted wardrobes, fitted roller blinds and access to the main bathroom.

Bathroom 3.3m x 2.4m

Fully tiled bathroom, light fitting, W.C., W.H.B., heated tower rail, generously sized bath with shower screen, fitted mirror and extractor fan.

Garden 9m x 15m

Patio and lawn area, with 2 outdoor sockets, outdoor tap, outdoor lights, and double gated side entrances.



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Additional Information:

Gross internal floor area approx. 206 sq.m (2,215 sq.ft)

Attic suitable for conversion

Outside lights, sockets and tap

Sandstone cladding and sills

Concrete block construction

UPVC A rated double glazed windows

Smoke, heat and CO2 detectors fitted throughout the property

Very high levels of insulation incorporated in floors, walls and roofs

Full Mechanical Ventilation with heat recovery (MHRV)

Elegant high-quality fitted kitchens and wardrobes

Fitted storage units to utility room

Wired for high speed broadband (Cat 6)

Services:

Mains water

Air to water heat pump

Entrance Driveway:

Cobble locked front driveway with lawn.

Items Included in sale:

Induction hob, oven, microwave, fitted mirrors, integrated fridge and freezer, dishwasher, all light shades, roller blinds and curtains.

Location:

The location caters superbly to sports and leisure enthusiasts, with world-class golf at The K Club and Carton House, and horse racing at Punchestown, Naas, and The Curragh.

Ideally located in the picturesque village of Ardcloy, offering a convenient 30-minute commute to Dublin, easily accessible via Hazelhatch Train Station (5km) or nearby M7 (6km) and M4 (12km) motorways.



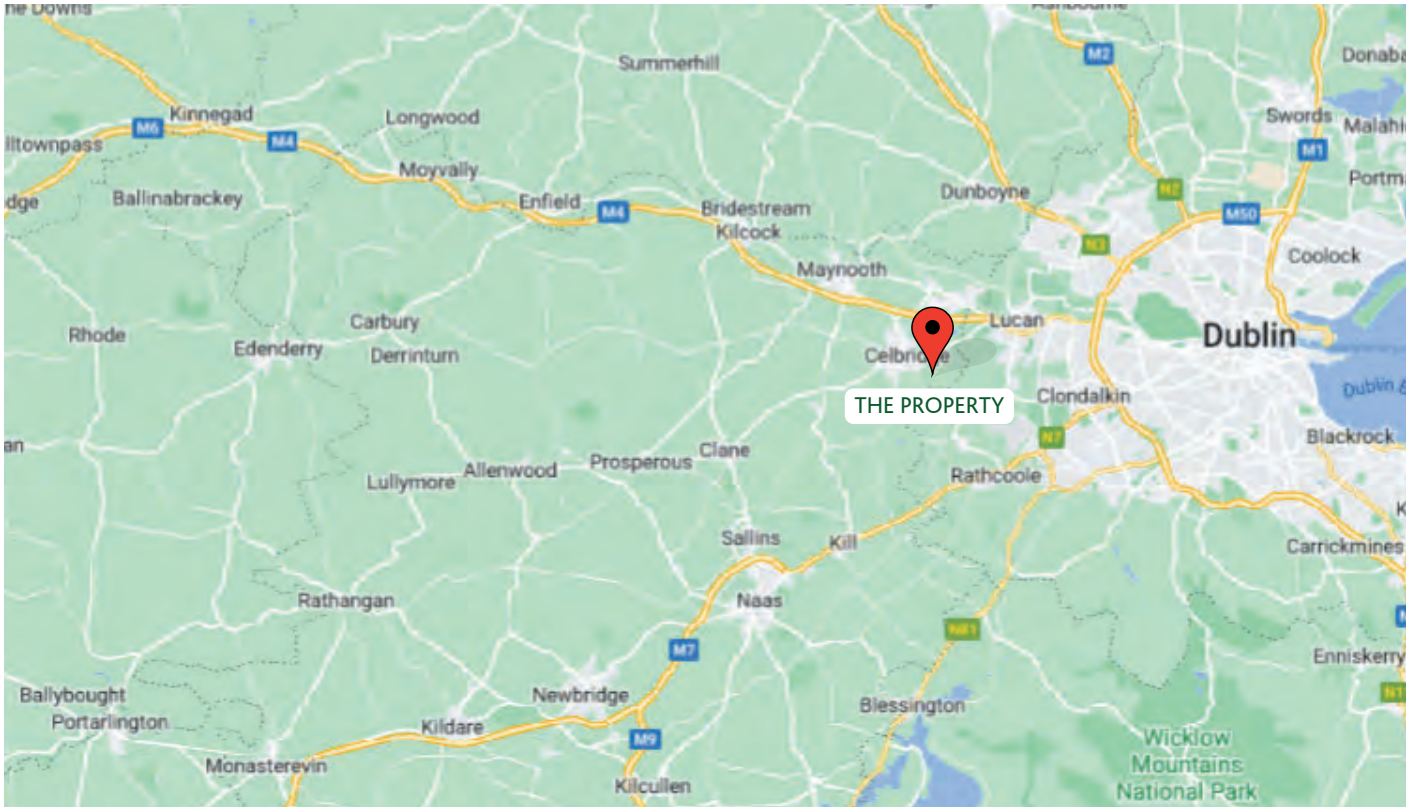
Floor Plans

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Directions

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Directions

W23 WE10

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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