

Residential

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88 Glendale Meadows, Leixlip, Co. Kildare

- Coonan Property are delighted to present this impressive 3-bedroom home with side extension, extending to a generous 135 sq.m, ideally located just minutes from Confey Train Station and St. Catherine's Park
- Accommodation briefly comprises entrance hall, living room, kitchen/dining area, playroom, second reception room (or fourth bedroom), utility room, three bedrooms, and a family bathroom
- Situated at the end of a quiet cul-de-sac on a large corner site with a superb south-facing rear garden
- Hugely spacious rear garden with covered pergola and steel shed
- The property benefits from full planning permission for a two-storey extension to the side and rear
- Glendale Meadows is within walking distance of Confey Train Station, bus stops, Riverforest Shopping Centre, SuperValu, Confey GAA Club, and Leixlip Main Street
- Conveniently located just 2km from the M4 motorway, offering easy access to Dublin City Centre (approx. 25 mins) and the M50

3 bedroom home
extending to approx.
135 sq.m (1,453 sq.ft)

Guide Price:

€495,000

Private Treaty

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Entrance Porch

Sliding doors and tiled flooring.

Entrance
Hallway

4.55m x 2.04m

Laminate flooring and light fitting.

Living Room

3.47m x 3.47m

Engineered oak flooring, feature marble fireplace with granite hearth.



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Kitchen/Dining 3.65m x 5.64m

Lino flooring, wall and floor units, stainless steel sink, oven, hob, extractor fan, dishwasher, understairs storage, double glazed French doors leading out to garden.

Utility Room 5.64m x 4.42m

Lino flooring, plumbed for washing machine and door leading out to rear garden.

**2nd Reception room/
Bedroom 4 4.42m x 4.36m**

Laminate flooring and light fitting.



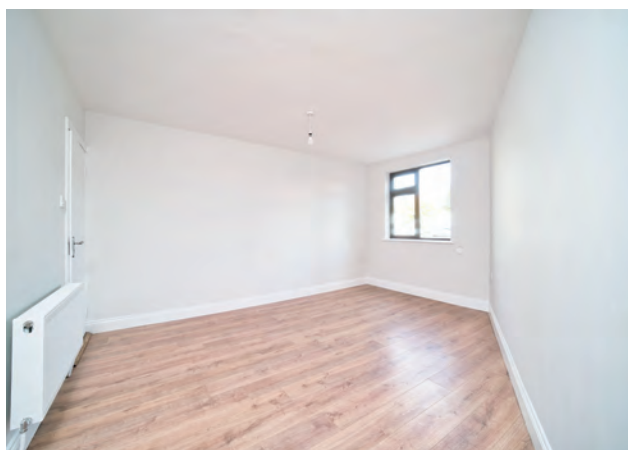
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Play Room **4.43m x 4.56m**
(max)

Landing **2.22m x 3.03m** New carpet to stairs and landing, light fitting, hot-press and attic access.

Master Bedroom **4.9m x 3.05m** Overlooking front
Laminate flooring, fitted wardrobes and light fitting.



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Bedroom 2 **3.38m x 3.04m** Overlooking back
Laminate flooring, fitted wardrobes and light fitting.

Bedroom 3 Laminate flooring and light fitting.

Bathroom **1.65m x 2.21m** Lino flooring, tiled walls, bath with electric Triton shower, w.c.,
w.h.b. and light fitting.

Garden **10.5m x 15m** South facing garden with concrete patio area, pergola and steel
shed.



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Additional Information:

Gross internal floor area approx. 135sq.m
Triple glazed windows throughout
Planning granted for side and rear extension- see planning ref. number 24310
Located in quiet cul-de-sac
Ample parking for 3 cars
Outside sockets
Outside lights
EV charging point

Services:

Mains water
Oil fired central heating

Entrance Driveway:

Concrete driveway with space for 3 cars.

Items Included in sale:

Oven, hob, extractor fan, dishwasher and light fittings.



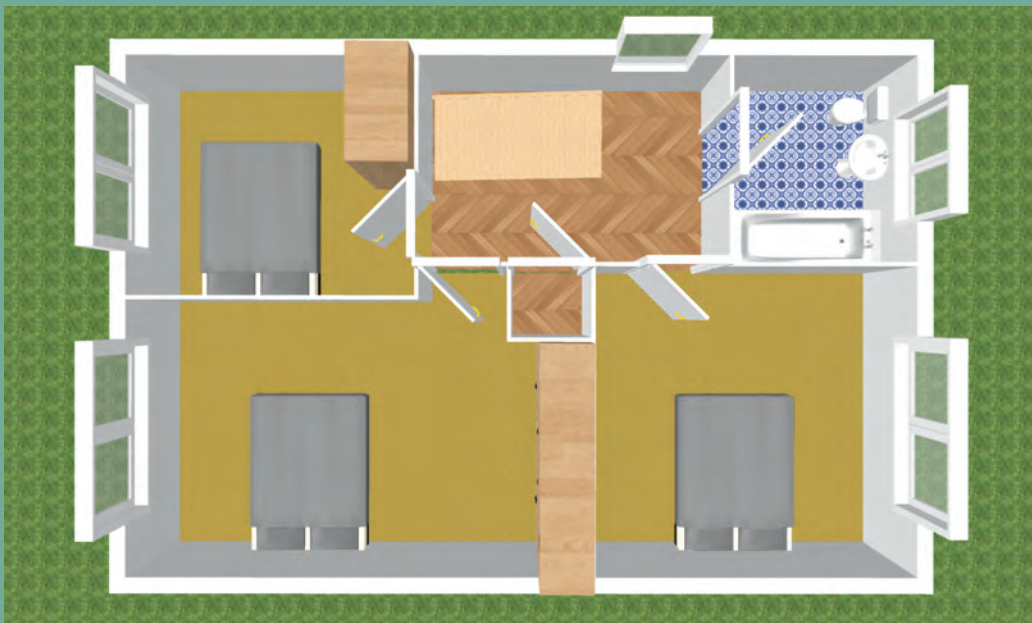
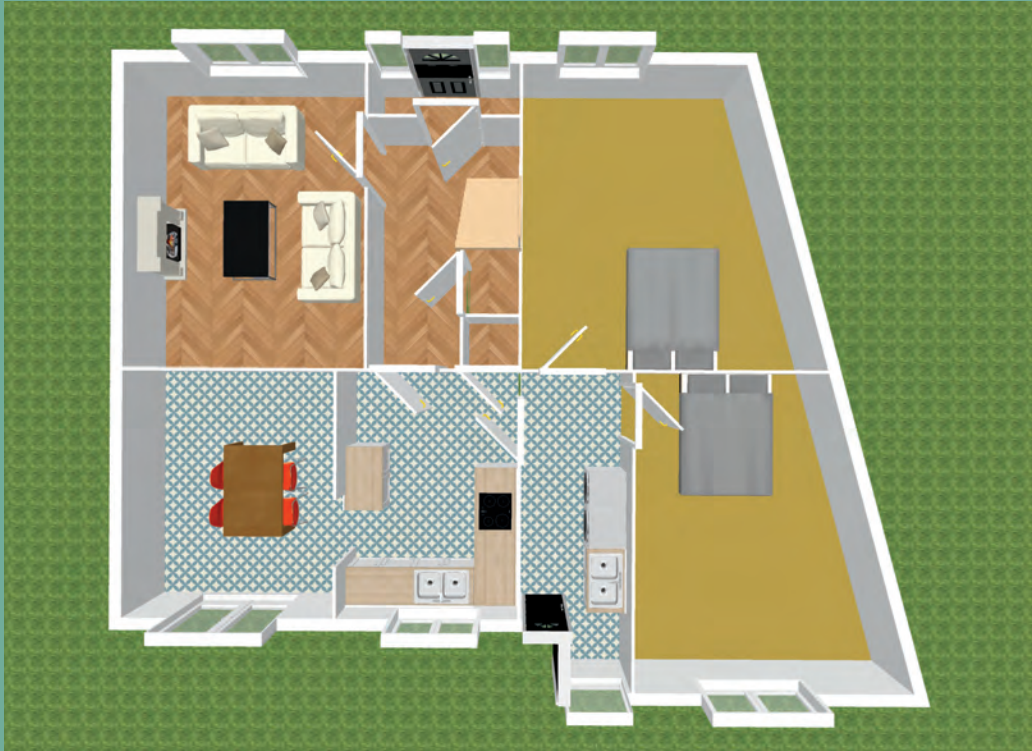
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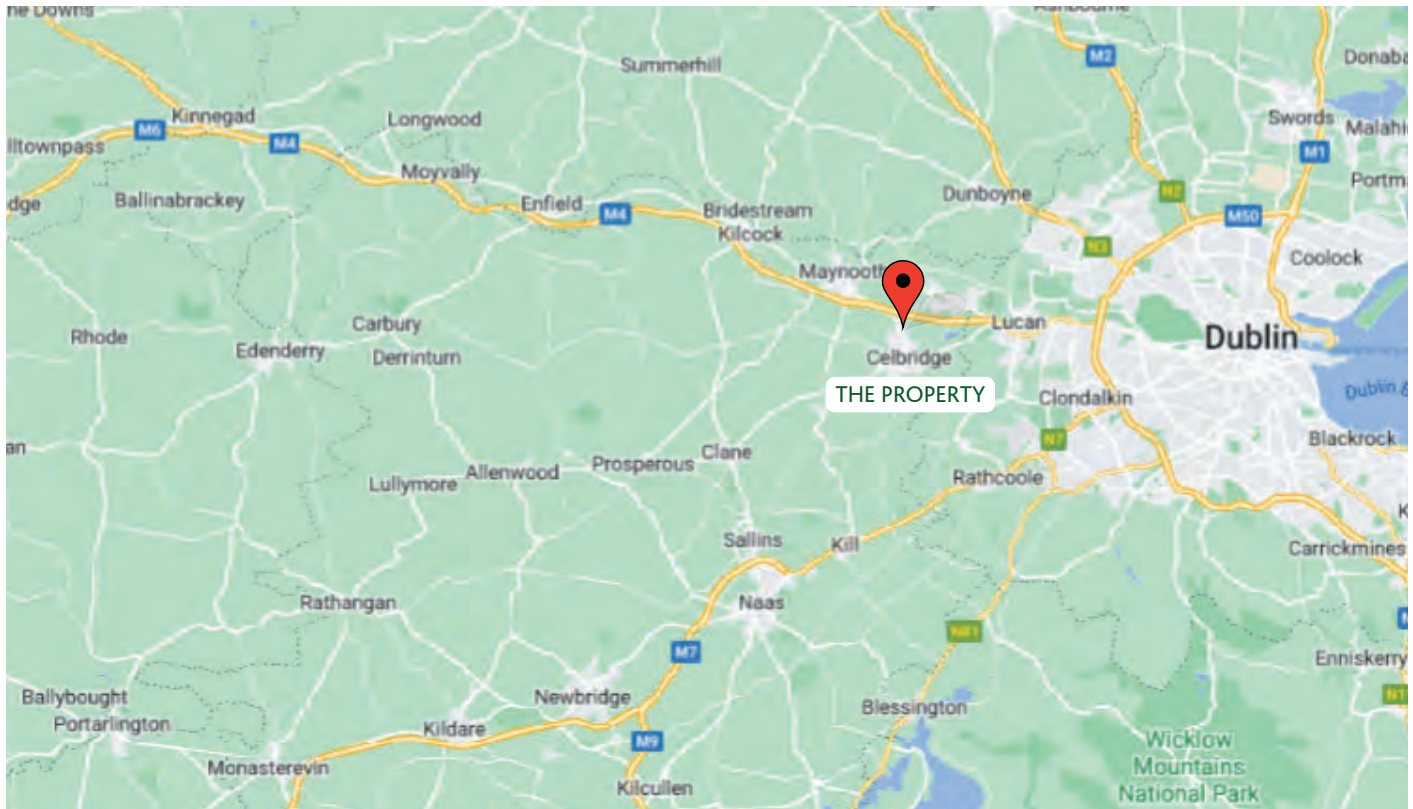
Floor Plans

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Directions

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Directions

W23 T6D8

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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