

Residential

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5 Harpur Avenue, Leixlip, Co. Kildare

- Coonan Property are delighted to present this family friendly A-rated, four-bedroom property, extending to 1,4440 sq. ft (134 sq.m) with an immaculate garden, which accommodates a log cabin room and other listed features
- Accommodation briefly includes entrance hall, bright living room, open-plan kitchen/dining, four bedrooms with master ensuite, a family bathroom, plus a spacious attic with potential for conversion
- Finished to showhouse standard, the property provides spacious rooms, a modern, high-end opened planned kitchen, dining, living space with a quart's worktop, and a sleek finished, bras handle cabinets
- Excellent A2 BER rating, enhanced by an efficient Air-to-Water heat pump system
- Attractive cobble-locked driveway with ample off-street parking for two cars
- Ideally located minutes from Louisa Bridge and Confey Train Station, Leixlip town centre, off exit 6 from the M4 and 10-minute drive from the M50
- Conveniently located 2km from the M4 motorway, providing swift access to Dublin City Centre (approx. 30 mins) and the M50

**4 bedroom property
extending to approx.
134 sq.m (1,440 sq.ft)**

**Guide Price:
€645,000**

Private Treaty

Accommodation



Entrance Hallway

6.2m x 1.6m

Laminate flooring, recessed lights, half-panelled walls, with fitted 2 venetian blinds via door and window.

Guest W.C.

1.7m x 1.5m

Tiled flooring, W.C., W.H.B., vertical heated towel rail, light fitting, half-wallpapered walls.

Living Room

3.8m x 4m

Laminate flooring, venetian blinds, colour matching curtains with hanging light shade, solid timber bespoke TV stand with fitted lights, accommodated with push-open cabinets and a bespoke radiator cover.



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Kitchen/Dining 5.2m x 5.5m

Laminate flooring, fitted floor and wall units with bras handles, quarts worktop, integrated dishwasher, integrated fridge/freezer, induction hob, kitchen extractor fan, 2 integrated ovens and integrated microwave, bespoke cabinet with radiator cover, TV cabinet and shelving, 3 fitted venetian blinds, recessed lights, 2 light shades, double French doors leading into the patio.

Utility Room 2.6m x 2m

Laminate flooring, fully plumed for washing machine and dryer, light fitting, and build in storage cabinets.

Landing 2.9m x 3.7m

Carpet coming from the stairs and landing, with a fitted mirror from the stairs, 2 light shades, hot press, and an attic that's access via fitted folding ladder.



Accommodation



Master
Bedroom
(including
ensuite)

4.9m x 3.2m

Laminate floors, build in wardrobes, venetian blinds, light shade, fitted in curtains and facing the back garden.

En-suite

1.7m x 1.9m

Fully tiled bathroom, standing shower, light fitting, bathroom extractor fan, W.C, W.H.B. with cabinet fitted underneath, vertical heated towel rail, fitted mirror with toiletry shelf and shaving light.

Bedroom 2

2.8m x 4m

Laminate flooring, venetian blinds, curtains, build in wardrobe and facing the front driveway.



Accommodation



Bedroom 3 **4.9m x 2.2m**

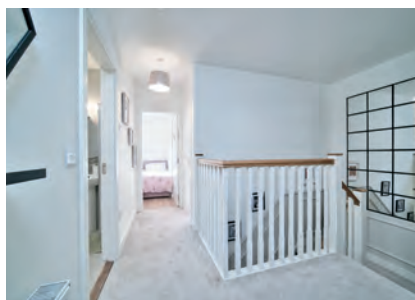
Roman blinds, laminate flooring, light shade and facing the back garden.

Bedroom 4 **3.4m x 2.8m**

Laminate flooring, venetian blinds, build in wardrobes and facing the front driveway.

Garden **14.7m x 7.2m**

Beautifully landscaped, tiled patio area, artificial grass, side entrance with a gate.



Accommodation



Log Cabin
Room

2.8m x 3.5m

Fully insulated room, with doubles doors, dimmable recced lights, fitted blinds and vinyl floor covering.

Storage Shed

2.8m x 1.2m

Panelled walls with inside and outdoor fitted lights.



Accommodation



Additional Information:

Attic suitable for conversion.
Gross internal floor area approx. 134sq.m (1440 sq.ft).
Not overlooked to the rear.
Built in 2023
Outside lights, sockets and tap.
High quality brick and rendered façade.
UPVC A rated glazed windows.
Engineered timber front door with multipoint locking system.
Highly insulated airtight design.
Whole House mechanical Extract Ventilation (MEV) system.
A rated roof, wall and floor insulation.
Energy saving LED light fittings.
Window restrictors provided on all upper floor windows.
Wired for high-speed broadband (Cat 6).
Separate utility/storeroom.
A rated air to water heat pump.

Services:

Mains water
Air to water heat pump

Entrance Driveway:

Cobble locked front driveway, spacious enough for 2 family sized vehicles.

Items Included in sale:

Induction hob, oven, microwave, kitchen extractor fan, landing and ensuite mirror, W.H.B. cabinet, integrated fridge/freezer, dishwasher, TV stands, radiator covers, all light shades, recessed lights, blinds and curtains.



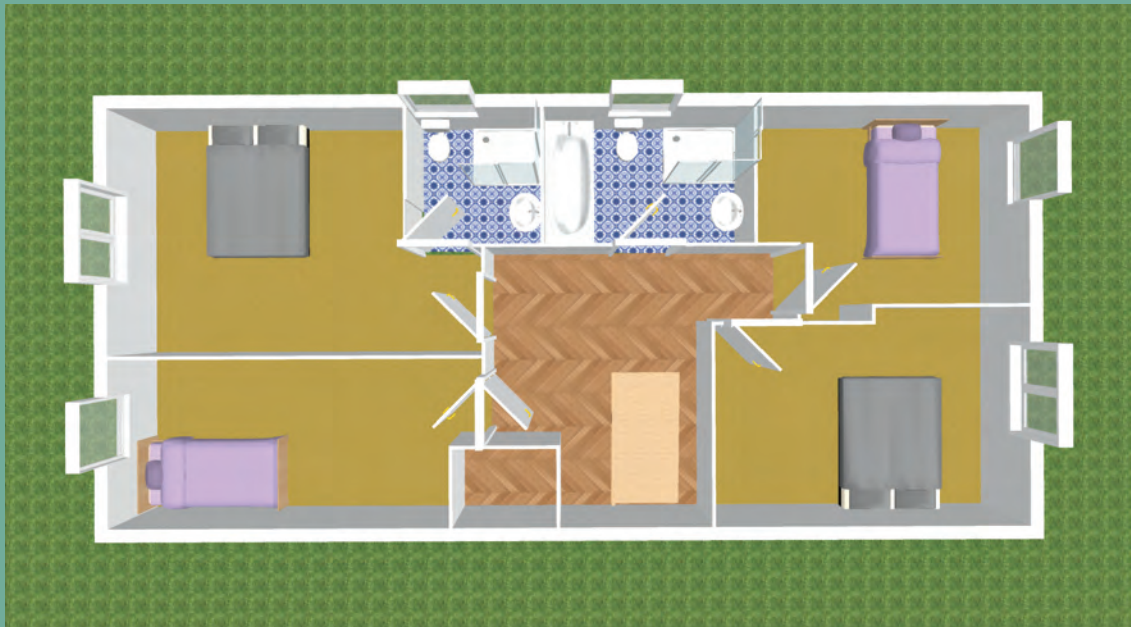
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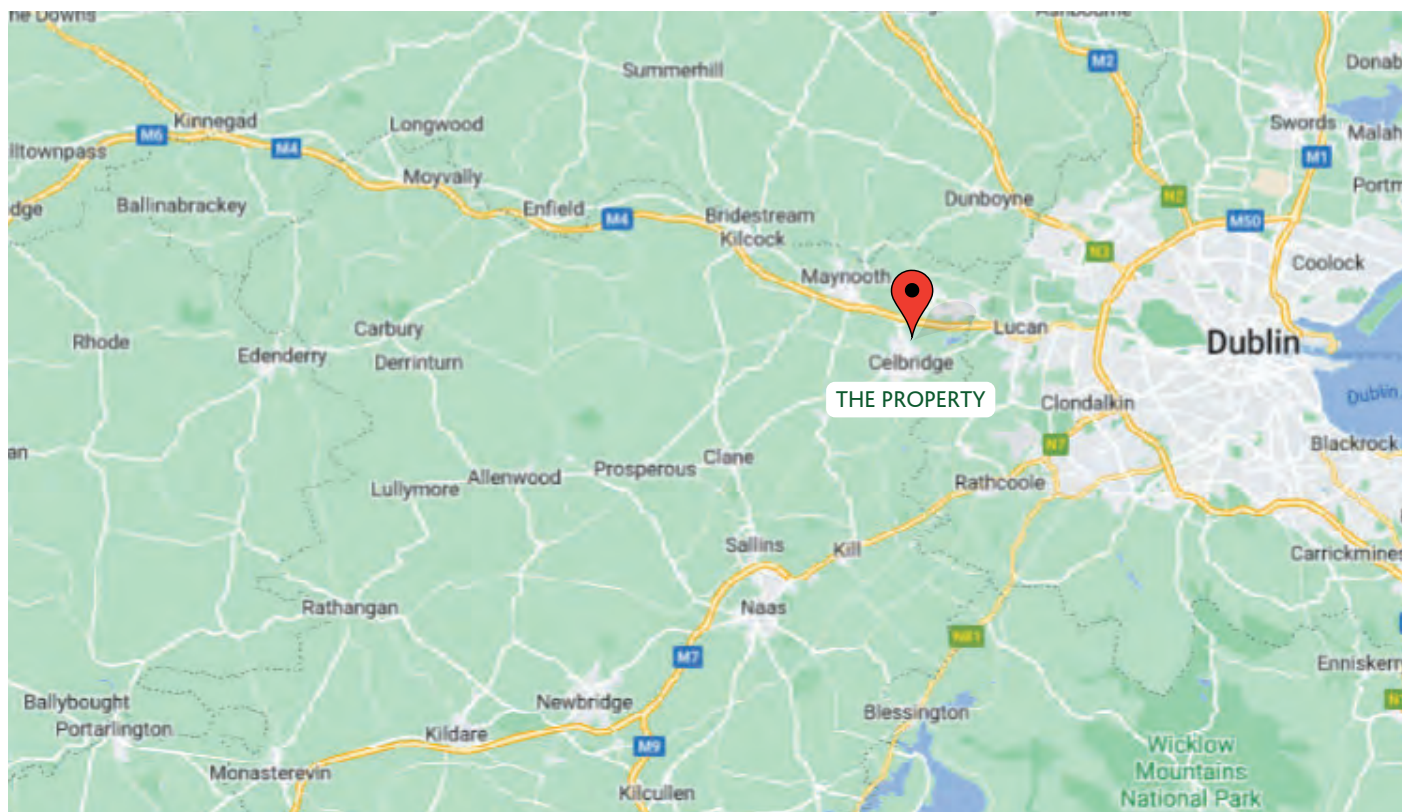
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Floor Plans

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Directions

W23 P9PR

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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