

Residential

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PROPERTY



37 Johnstown Way, Enfield, Co. Kildare

- Coonan Property is delighted to present this beautifully extended three-bedroom home, perfectly positioned within walking distance of Enfield Town Centre
- Accommodation includes an entrance hall, guest w.c., open-plan kitchen/dining area, living room, three bedrooms (master ensuite), family bathroom and attic space
- Generously proportioned throughout, featuring a bright and spacious open-plan kitchen/dining area — perfect for modern family living
- Enjoy a south-facing rear garden complete with a pergola and covered side entrance, ideal for storing bikes or outdoor equipment
- Attic is partially floored and accessible via a folding ladder, offering excellent potential for conversion or additional storage space
- Johnstown Way is a highly sought-after, family-friendly estate providing a peaceful residential setting just a short stroll from Enfield village centre, schools, SuperValu, and all local amenities
- Ideal for commuters, with Enfield Train Station, local bus routes, and easy access to the M4 motorway all nearby

**3 bedroom home
extending to approx.
111 sq.m (1,195 sq.ft)**

**Guide Price:
€395,000**

Private Treaty

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Entrance
Hallway

(including Guest
W.C.) 4.5m x 1.8m

Tiled floors, light pendant, radiator cover and under-stairs storage.

Guest W.C.

0.7m x 1.6m

Tiled floor, fitted light, window, w.c., w.h.b. with fitted vanity unit.

Living Room

4.9m x 3.6m

Oak flooring, light fitting, roller blinds, fitted curtains, French doors, fitted cabinets, open fireplace with granite hearth and wooden mantel surrounds.



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Kitchen/Dining 5m x 7.2m

Tiled floor, recessed lights, wood panelled ceiling, integrated dishwasher, fridge/freezer, oven, hob and microwave, washing machine, dryer, stainless steel sink with filtered water, wood burning stove and venetian blinds.

Landing

2.1m x 2.9m

Carpet , light pendant, access to attic via fitted folding ladder.



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Master Bedroom

Facing rear garden.
Carpet, light pendant, roller blinds, free standing wardrobe and fitted curtains.

En-suite

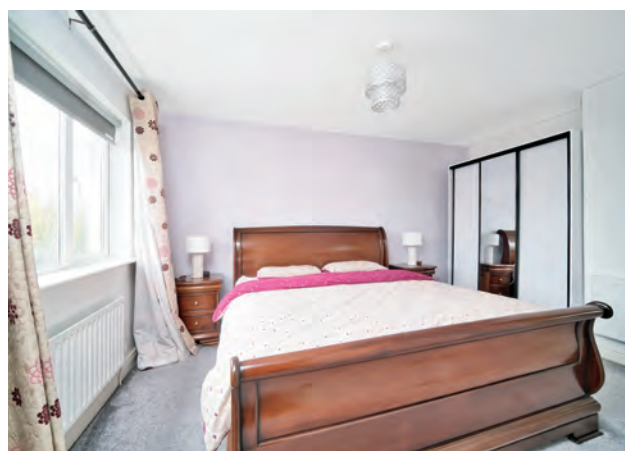
2.2m x 1.5m

Fully tiled, light fitting, shower cubicle with electric shower, w.c., w.h.b. and window.

Bedroom 2

4m x 2.9m

Facing the front road
Carpet, light pendant, roller blinds, free standing wardrobe and fitted curtains.



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Bedroom 3	(front) 2.9m x 2.6m	Carpet, light pendant, roller blinds, free standing wardrobes and fitted curtains.
Bathroom	1.8m x 2.2m	Fully tiled, fitted light, fitted mirror, w.c., w.h.b with fitted vanity unit, bathtub with shower screen and a vertical heated towel rail.
Garden	12.2m x 2.5m) + (9.4m x 8.8m)	South facing garden, stone slabs, lawn area, wooden pergola, outdoor furniture, steel shed, side entrance gate, side entrance covering, outdoor tap and wood panelled fencing on both side.



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Additional Information:

Gross internal floor area approx. 111sq.m
Built in 2001
Alarm system
Extra wide side entrance – approx 2.5m
EV charging point
Outside lights
Outside tap

Entrance Driveway:

Ample parking for 2 cars, EV charging point and two outdoor lights.

Services:

Central gas heating
Mains water
Mains sewage

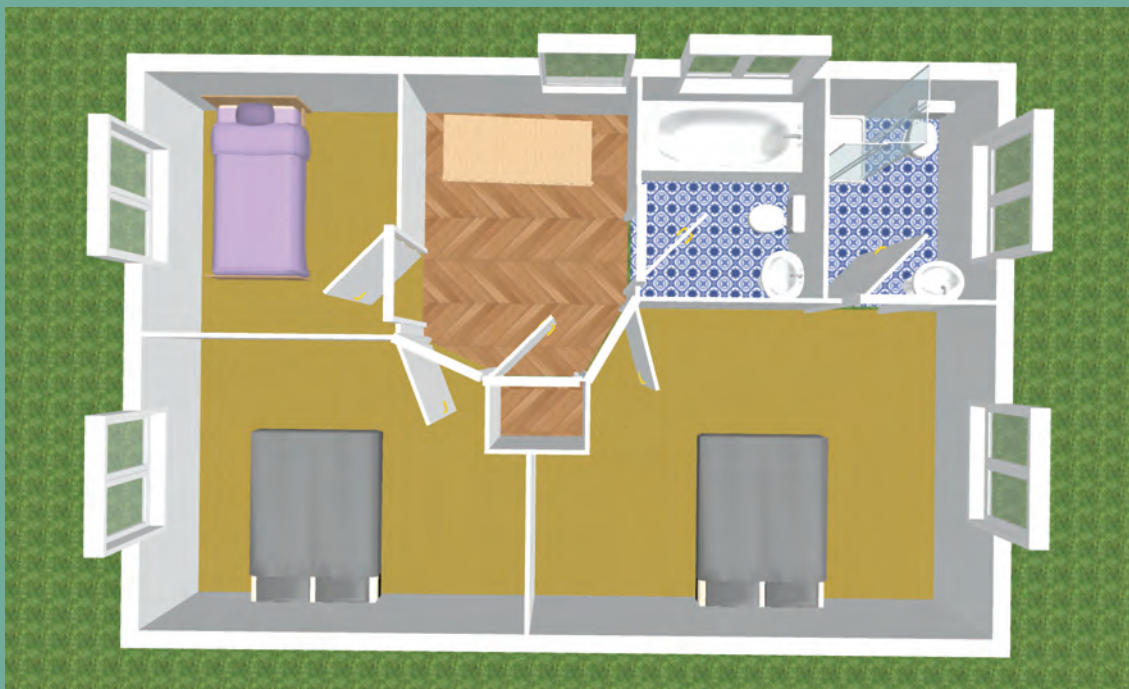
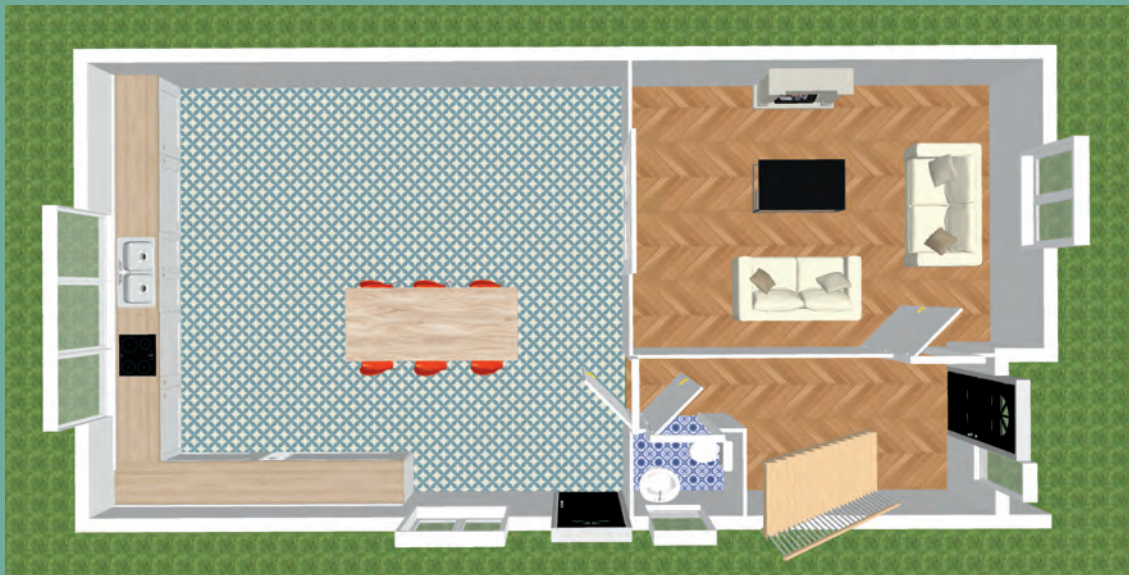
Items Included in sale:

Roller blinds, venetian blinds, curtains, dishwasher, fridge/freezer, oven, hob, microwave, washing machine, dryer, garden furniture, metal shed, light fittings and all free standing wardrobes.



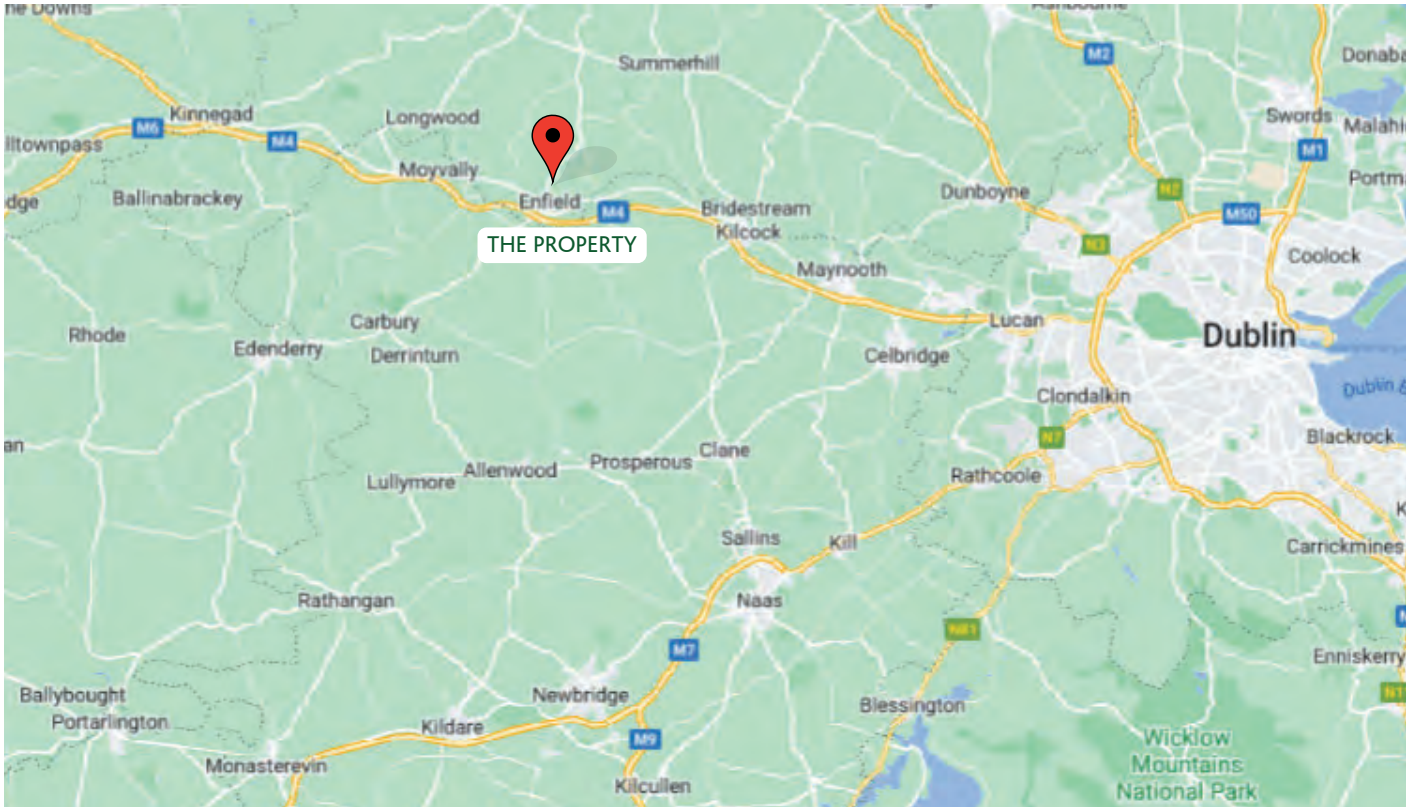
Floor Plans

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Directions

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Directions

A83 FN23

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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