

Residential

Coonan
PROPERTY



117 Courtown Park, Kilcock, Co. Kildare

- Spacious four-bedroom semi-detached property extending to approx. 135.93 sq.m./ 1449 sq.ft
- Accommodation briefly comprises entrance hallway, kitchen/dining area, utility room, living room, play room, guest w.c., four bedroom (master en-suite) and family bathroom
- Approached by paved drive opposite green with generous southwest-facing rear garden
- Courtown Park is a well-established, tranquil development with nearby amenities including SuperValu, Lidl, Tesco Express, as well as local cafés, restaurants, and schools
- Excellent transport links situated within walking distance of Kilcock train station and regular local bus services

4 bedroom semi-detached property extending to approx. 136 sq.m (1,449 sq.ft)

Guide Price:

€425,000

Private Treaty

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Entrance
Hallway

5.62m x 1.98m

Tiled flooring, coved ceiling, storage under stairway, recessed lights, chandelier and a multi-lock pinpoint front door.

Guest W.C.

1.62m x 1.28m

Tiled flooring, w.c., w.h.b. with a tiled splash back, fitted mirror, extractor fan and fitted light.

Living Room

3.39m x 4.8m

Wood floor, fitted lights, coved ceiling, roller blinds, fitted curtains, sliding pocket doors leading to kitchen/dining area, open fireplace with marble hearth and quartz surround.



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**Kitchen/
Dining Area**

8.17m x 2.96m

Fully fitted shaker style kitchen, well defined kitchen/dining area with tile/wood flooring, recessed lights, coved ceiling, integrated double ovens, dishwasher, hob, extractor fan with additional worktop space, shutter blinds and sliding doors to rear garden.

Utility Room

1.98m x .97m

Tiled floor, recessed lights, fully plumbed and side entrance leading to rear garden.



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Play Room **2.29m x 4.7m** Laminate flooring, coved ceiling, hanging pendant light with fitted curtains.

Landing **2.84m x 1.98m** Carpet floor from stairway to landing, hanging pendant light with shade, alarm panel, access point to attic and built-in wooden shelves in hot press.

Master Bedroom **4.68m x 3.56m** Laminate flooring, hanging pendant light with shade, fitted wardrobes, curtains and built-in cabinets.



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En-suite **2.1m x 2.7m** Fully tiled bathroom, w.c., w.h.b., heated vertical towel rail, standing shower with shower screen and Triton system, fitted light, window, extractor fan, fitted vanity cabinet with mirror and recessed lights.

Bedroom 2 **3.43m x 3.9m** Laminate flooring, hanging pendant light, fitted curtains and a built-in wardrobe.

Bedroom 3 **3.36m x 3.4m** Laminate flooring, hanging pendant light with shade, fitted curtains and built-in wardrobe.



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Bedroom 4

3.2m x 2.4m

Laminate flooring, hanging pendant light with shade, fitted curtains and built-in wardrobe.

Family Bathroom

2.13m x 2.13m

Fully tiled bathroom, w.c., w.h.b. with built in vanity unity, fitted toiletry cabinet, fitted light, window, bathtub with monshoon shower head and shower screen.

Garden

South/West facing with wall surround, patio area, lawn area, stainless steel shed and flower beds.



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Additional Information:

Gross internal floor extending to approx.
135.93 sq.m./ 1449 sq.ft
Outdoor tap
South/West facing rear garden
Adjacent to Green area
Alarm system
Driveway fits two family cars

Items Included in sale:

Steel shed, blinds, curtains, light shades,
double oven, hob, extractor fan and
dishwasher.

Services:

Mains water
Oil fired central heating

Entrance Driveway:

Lawn area, mature bushes and trees, flower bed and side entrance with gate.



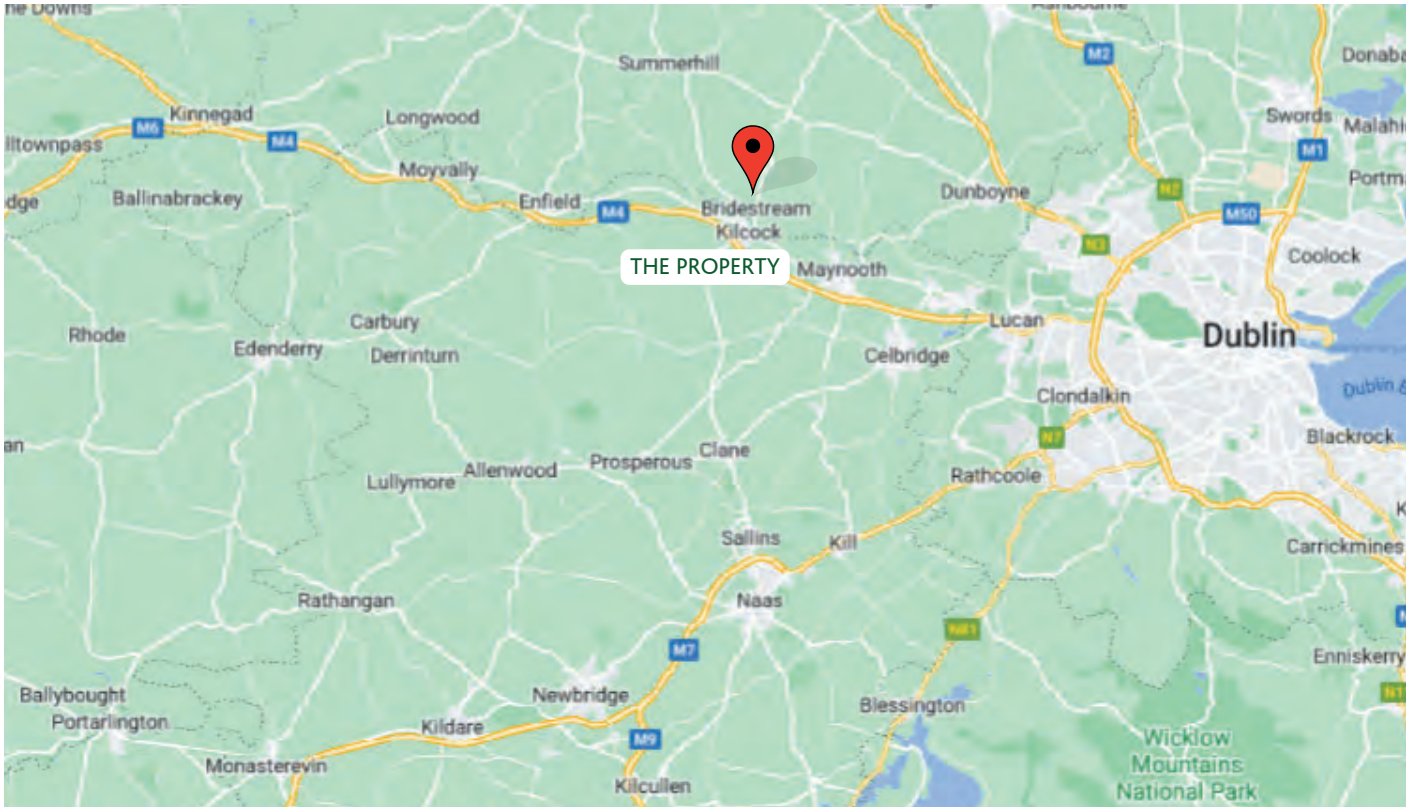
Floor Plans

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Directions

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Directions

W23 WK27

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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