

Residential

Coonan
PROPERTY



13 Harpur Avenue, Leixlip, Co. Kildare

- Coonan Property are delighted to introduce this exceptional A2-rated three-bedroom home, extending to approx. 115 sq.m, set within the highly sought-after Harpur Lane development
- Accommodation comprises entrance hall, living room, spacious open-plan kitchen/dining area, ground floor W.C., utility room, family bathroom, three generous bedrooms including a master ensuite and walk-in wardrobe space
- Presented in excellent condition, boasting a sleek contemporary kitchen and luxurious bathroom finishes
- Energy-efficient A2 BER rating, enhanced by an Air-to-Water heat pump system,
- Attractive cobble-lock driveway offering ample off-street parking for two cars
- Positioned near the entrance of the development, with playground nearby
- Prime location with easy access to the M4, and just minutes from Louisa Bridge Train Station and nearby bus routes, ensuring an effortless commute to the M50 and Dublin City Centre
- Conveniently situated within walking distance of local schools, sports clubs, shops and Leixlip Village
- A turnkey family home offering generous living space, modern style, and exceptional energy efficiency

**3 bedroom home
extending to approx.
115 sq.m (1,238 sq.ft)**

**Guide Price:
€495,000**

Private Treaty

Accommodation

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Entrance Hallway **1.35m x 4.14m,
2.28m x 1.04m** Laminate flooring, recessed lights, additional storage space and thermostat.

Guest W.C. **1.58m x 1.58m** Tiled flooring, fitted light, w.c., w.h.b. and fitted heated vertical towel rail.

Living Room **3.84m x 4.69m** Laminate flooring, hanging pendant light with shade, fitted curtains and TV point.



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Kitchen/Dining Area 5.11m x 4.69m

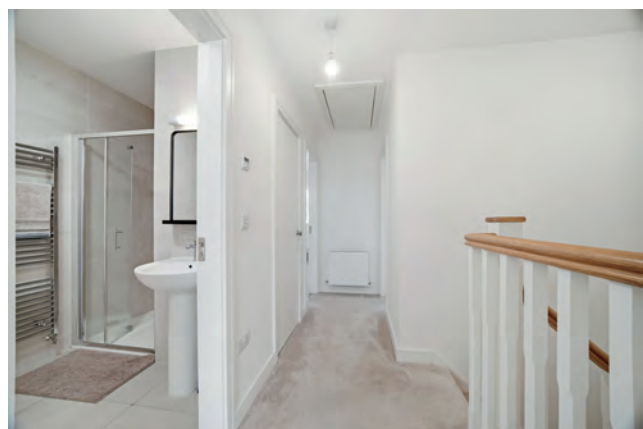
Laminate flooring, hanging pendant light, double doors leading to rear garden, floor to wall units with brass handles, quartz counter top, breakfast bar with stainless steel sink and additional storage underneath, integrated dishwasher, double oven, microwave, hob, extractor fan and fridge/freezer.

Utility Room 3.07m x 1.45m

Laminate flooring, fitted light, fully plumbed with Samsung washing machine and counter top.

Landing 3.29m x 1.92m,
1.93m x 0.98m

Carpet flooring from stairway to landing, hanging pendant light, thermostat, hot press and access to attic space via fitted folding ladder with fitted light, sockets and semi-floored.



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**Master
Bedroom**

4.71m x 3.29m

Carpet flooring, hanging pendant light with shade and curtains.

**Walk-in
wardrobe**

1.49m x 1.83m

Carpet flooring, fitted light and fitted shelving and railing.

En-suite

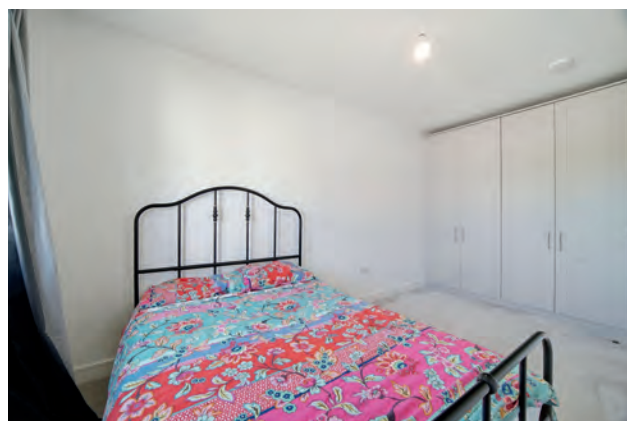
2.69m x 1.7m

Fully tiled bathroom, w.c., w.h.b., fitted vanity unit with mirror and shaving light, window, fitted vertical heated towel rail and shower cubicle.

**Bedroom 2
(Rear)**

4.96m x 2.8m

Carpet flooring, hanging pendant light, fitted curtains and wardrobe.



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**Bedroom 3
(Rear)**

2.19m x 4.18m

Carpet flooring and a hanging pendant light with shade.

**Family
Bathroom**

3.11m x 1.67m

Fully tiled bathroom, fitted light, w.c., w.h.b., shaving light, fitted vertical heated towel rail, bath and shower cubicle.

Garden

Outdoor tap, sockets and light, with lawn area and granite paved patio.



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Additional Information:

Gross internal floor area approx. 115.87 sq.m.

Built in 2023

Water pump system

Samsung Air to water heat pump

Attic suitable for conversion (subject to necessary planning permission)

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).

Items Included in sale:

All blinds, curtains and light shades, double oven, dishwasher, microwave, washing machine, hob, extractor fan.

Services:

Mains water

Air to water heat pump

Entrance Driveway:

Cobble lock front driveway, mature plants, outdoor light fitting and additional storage for bins and bikes.



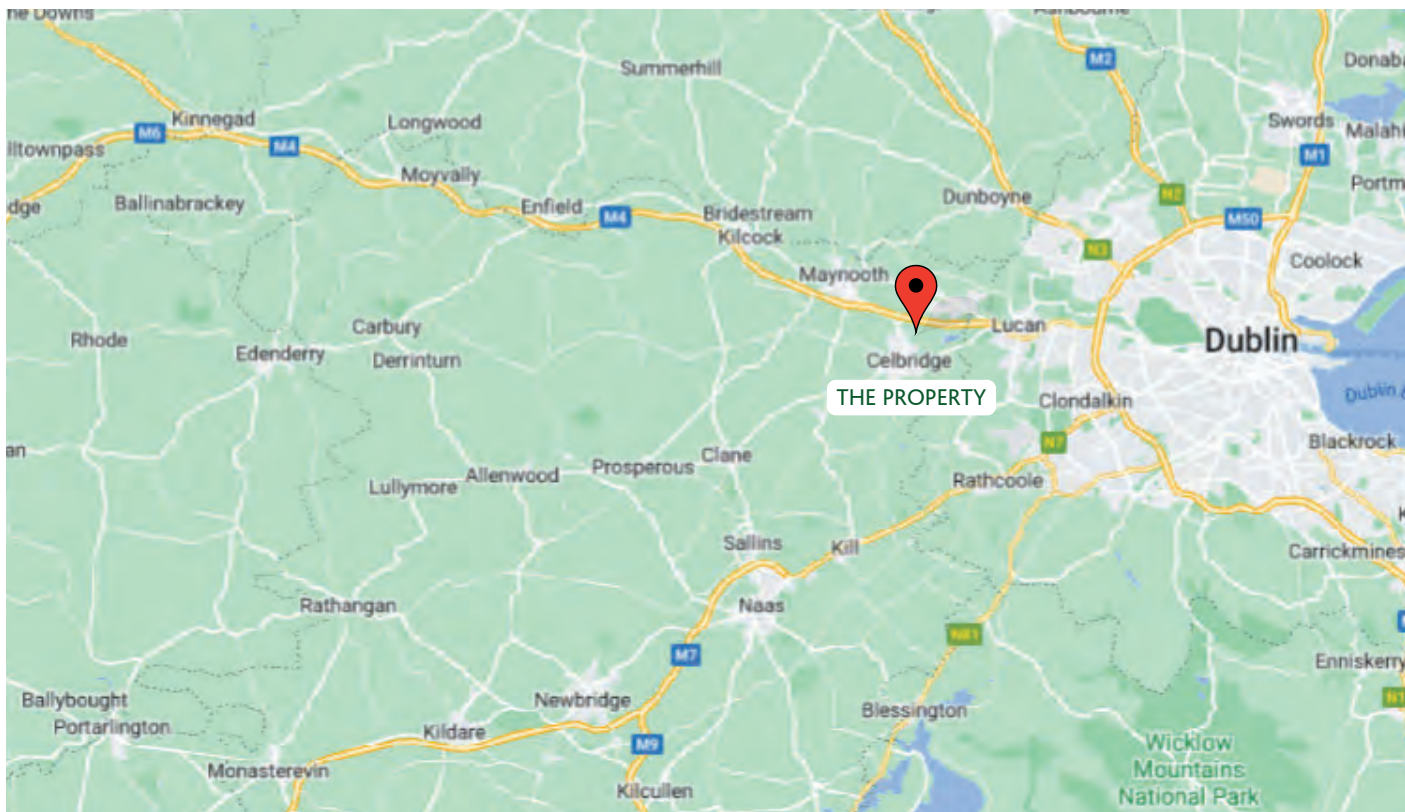
Floor Plans

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Directions

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Directions

W23 C6PT

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright

01 6288400

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com