

Residential

Coonan
PROPERTY



868 Highfield Park, Kilcock, Co. Kildare

- Coonan Property present this extended three bedroom end of terrace extending to approx. 84.5 sq.m (909 sq. ft) near Kilcock town centre
- Accommodation comprises of hallway, living room, kitchen/dining room, utility, guest w.c., three bedrooms and family bathroom
- Sunny west facing rear garden with mature shrubs
- Presented in excellent condition throughout, this home benefits from fully replaced double glazing (2014), a composite front door with glass panelling, plantation shutters, and a gas stove, all of which enhance its appeal as an ideal home
- Perfect location within walking distance of Kilcock Town Centre with its array of shops, cafes, restaurants, and sports clubs
- Excellent transport links with Kilcock railway station, regular bus services and M4 link at your doorstep offering an easy commute to Dublin

**3 bedroom end-of-terrace house
extending to approx.
85 sq.m (909 sq.ft)**

Guide Price:

€325,000

Private Treaty

Accommodation

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Entrance
Hallway

1.8m x 4.19m

Composite front door, glass panelling, alarm panel, sockets and recessed space under the stairs.

Living Room

3m x 4.1m

Plantation shutters, semi solid floors, fireplace with electric fire insert and stone brick surround, integrated shelving, tv point and light fitting.



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Kitchen/Dining 3.31m x 4.97m

Fully fitted kitchen, semi solid flooring, additional kitchen cabinets, tiled splashback, electric hob, oven, stainless steel sink, gas stove, tv point and door leading to an extension.

Utility Room 2.14m x 2.43m

Lino flooring, plumbed for washing machine, storage units with additional worktop space, sky light and rear door leading to garden.

Guest W.C. 1.52m x 2m

Lino flooring, w.c., w.h.b. and integrated towel rail.



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Landing

Carpet, hardwood staircase.

Master
Bedroom

4.35m x 2.76m

Carpet, plantation shutters, TV point, shelving.

Bedroom 2

3m x 3.2m

Carpet, integrated shelving.



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Bedroom 3 **3.12m x 2.11m** Carpet, storage, fitted wardrobe, plantation shutters.

Bathroom **1.78m x 1.8m** Bath with electric shower, w.h.b. with integrated vanity unit, w.c.

Garden West facing garden with lawn and paving area, mature shrubs, coal shed, power point and wall surround.



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Additional Information:

Gross internal floor area approx. 84.5 sq.m
Gated side entrance
Ample parking
Built in 1974

Items Included in sale:

Fixtures, fittings, electric hob, oven & plantation shutters.

Entrance Driveway:

Ample parking with front lawn and wall surround.

Services:

Mains water
Gas fire central heating



Floor Plans



