

Residential

Coonan
PROPERTY



12 Williams Grove, Ardclough, Celbridge, Co. Kildare

- Coonan Property present this superb A-rated three-bedroom home, located within the recently completed Williams Grove development
- Accommodation briefly comprises entrance hallway, spacious living room, kitchen/dining area, guest w.c., three bedrooms (main with ensuite) and a family bathroom
- Boasting an impressive A2 BER rating, further enhanced by an energy-efficient air-to-water heat pump system
- Overlooking a beautifully maintained green area, ideal for families with young children
- Ideally located within walking distance of the highly regarded St. Anne's Primary School, local shop, GAA club, café, and the picturesque Grand Canal walkway and Lyons Estate
- Ardclough combines a peaceful village setting with a convenient 30-minute commute to Dublin, with easy access via Hazelhatch Train Station (5km) and the nearby M7 (6km) and M4 (12km) motorways

3 bedroom home
extending to approx.
105 sq.m (1,130 sq.ft)

Guide Price:

€485,000

Private Treaty

Accommodation

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Entrance
Hallway

6.3m x 1.76m
H 2.68m

Alarm panel, storage under stairway and hanging pendant light.

Guest W.C.

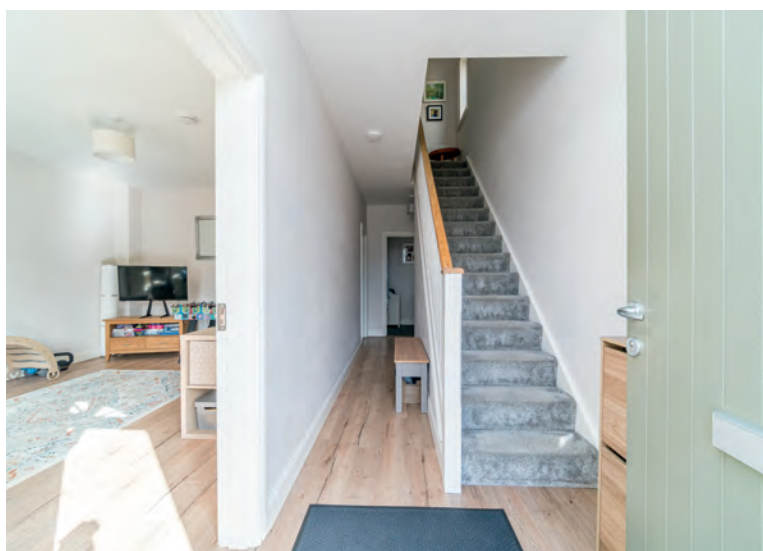
1.42m x 1.46m

Tiled flooring, w.c., w.h.b., fitted mirror with shaving light, window, fitted light and a vertical heated towel rail.

Living Room

3.74m x 4.88m

Laminate wood flooring and fitted blinds.



Accommodation



Kitchen	2.8m x 2.6m	Laminate flooring, fitted floor and wall shaker style kitchen units, upstand, stainless steel sink, fitted oven, hob, extractor fan, dishwasher and fitted roller blind.
Dining	4.1m x 3.8m	Laminate wood flooring, double doors leading to rear garden with roller blind.
Landing	1.95m x 3.72m	Carpet flooring from stairway to landing and access to attic via fitted folding ladder.



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**Master
Bedroom
(Front)**

3.61m x 3.3m

Carpet flooring, fitted wardrobe and blinds.

En-suite

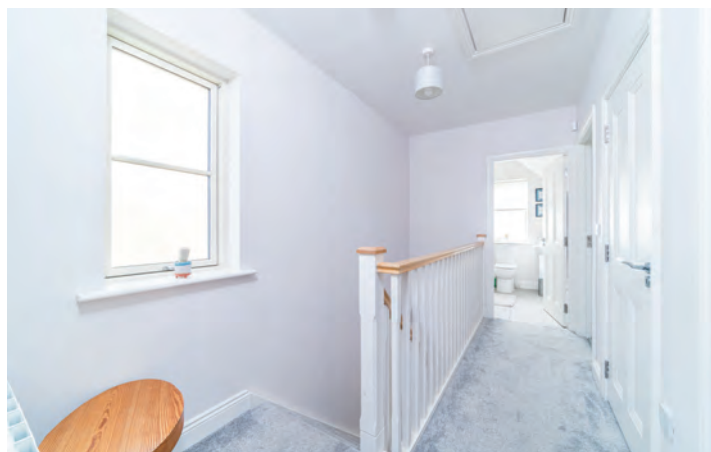
1.21m x 2.62m

Tiled flooring, oversized shower cubical with tiled surround, extractor fan, fitted light, fitted mirror with shaving light, w.c., w.h.b. and a vertical heated towel rail.

**Bedroom 2
(Rear)**

3.62m x 4.15m

Carpet flooring, fitted wardrobe and roller blinds.



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Bedroom 3
(Rear)

2.81m x 2.42m

Carpet flooring and roller blinds.

Family
Bathroom

2.11m x 1.95m

Tiled flooring, bath with tiled surround, shower screen, w.c., w.h.b., vertical heated towel rail, extractor fan, window with blind, fitted shaving light and light fitting.

Garden

11.4m x 7.25m

Patio area, PVC fascia and soffits, outdoor lights, sockets, tap and a side entrance with gate.



Accommodation



Additional Information:

Gross internal floor area approx. 105 sq.m.
Built 2023
Outside lights, sockets and tap
Concrete block construction
UPVC A rated double glazed windows
Smoke, heat and CO2 detectors fitted throughout the property
Very high levels of insulation incorporated in floors, walls and roofs
Full Mechanical Ventilation with heat recovery (MHRV)
Wired for high speed broadband (Cat 6)

Items Included in sale:

Hob, oven, fitted mirrors, dishwasher and fitted roller blinds.

Services:

Mains water
Air to water heat pump

Entrance Driveway:

Cobble lock driveway facing a green area.

Local Primary School:

St. Anne's Primary School, Ardclough - 01 627 3367
Straffan National School, Straffan - 01 627 2255

Local Secondary Schools:

St. Wolstan's Community School, Celbridge - 01 628 8257
Salesian College, Celbridge

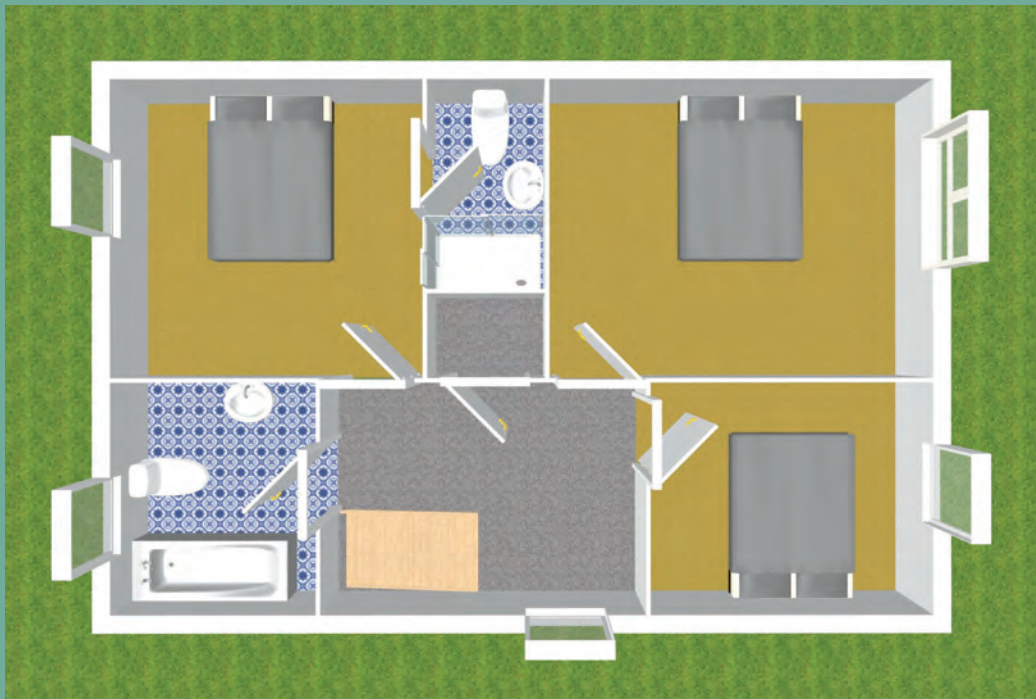
Local Sport Clubs:

Ardclough GAA Club - 01 628 8519



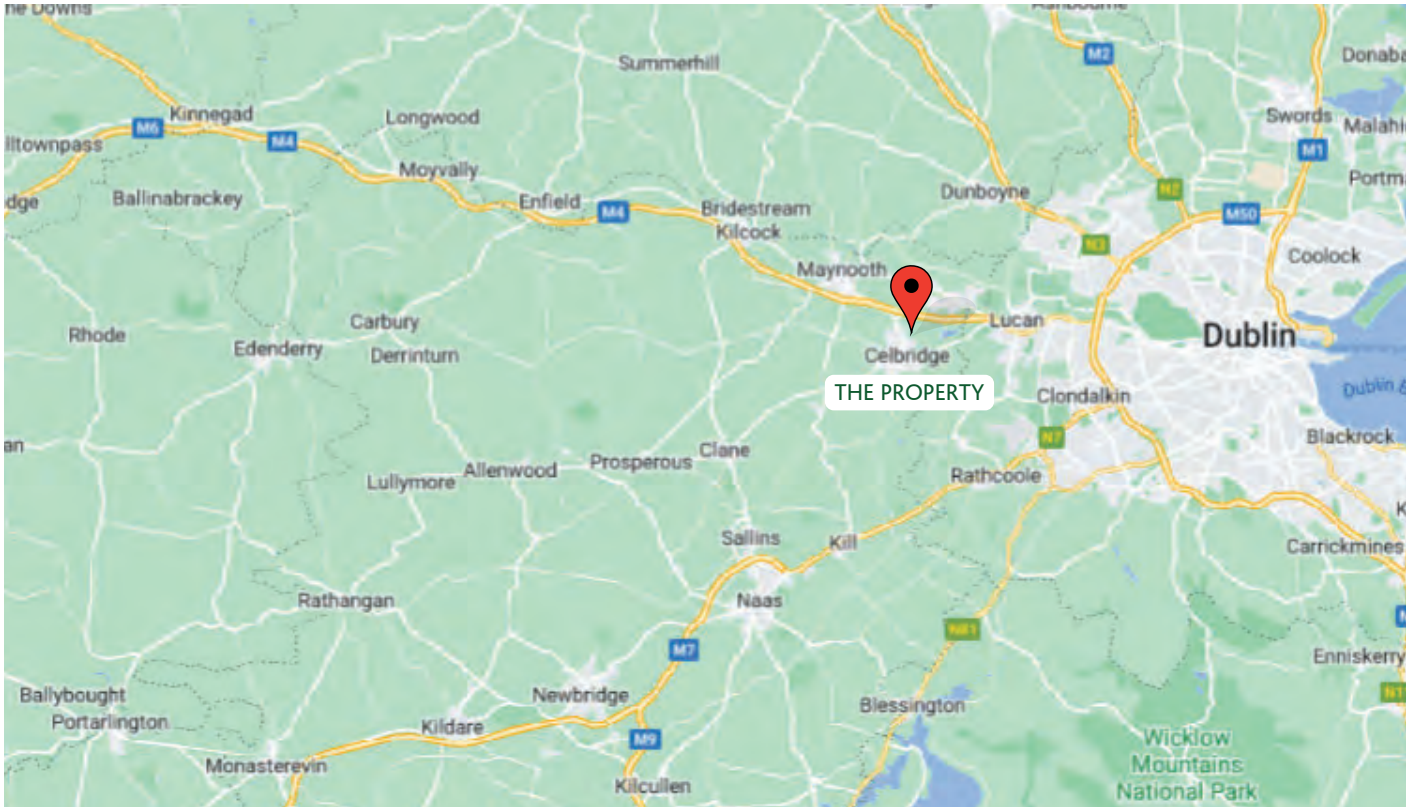
Floor Plans

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Directions

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Directions

W23 P6W0

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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