Residential

Coonan
PROPERTY

65 The Drive, Barnhall Meadows, Leixlip, Co. Kildare

- An excellent A rated four bedroom semi- detached residence extending to 140 sq.m (1507 sq/.ft)
- Accommodation comprises of hallway, kitchen/dining room, living room, utility area, guest w.c, four bedrooms, en-suite and family bathroom
- Approached by cobble lock drive this residence overlooks the green and the iconic "Barn" on the perimeter of Castletown house estate.
- Excellent public transport Leixlip offers a commuter train service to Dublin City Centre's Connolly Station from Louisa Bridge Station (7 minutes away) or Confey Station (10 minutes away). Regular Dublin bus services (66/66B) nearby.
- Excellent selections of well renowned primary schools - Scoil Bhride, Scoil Mhuire, Scoil Eoin Phoil, Scoil Chearbhaill Uí Dhálaigh, Leixlip Educate Together and San Carlo junior school - as well as several post primary schools: Confey College, Leixlip Community School and Colaiste Chiarain.
- An array of amenities, surround by a number of golf clubs including Carton house, equestrian centres & gyms and outdoor pitches and leisure facilities. Leixlip Reservoir & the River Liffey allow for canoeing, fishing & other water sports.

4 bedroom Semi-Detached approx. 140 sq.m (1507 sq/.ft)

Guide Price:
€495,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.71m x 3.5m/ 4.1m x 1.31m	L shaped hallway, carpet, lamp shade, and roller blind.
Guest W.C.	1.52m x 2.06m	Tiled floor, w.c & .w.h.b, light fitting, extractor fan.
Living Room	5.0m x 6.65m	Carpet, two bay windows, TV point, lamp shade , curtains.

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Kitchen/ Dining Room	**4.93m x 5.48m**	Laminate floor, lampshades, curtain poles and curtains, French door to the garden. Shaker style fitted units, quartz worktop, integrated oven & microwave, induction hob, extractor fan, dishwasher, fridge-freezer, island, with sink, breakfast bar, and recessed lights.
Kitchen	**2.92m x 6.29m**	Tiled floor, wall and floor units, gas hob, integrated oven, extractor fan, dishwasher, light fitting and door leading to rear garden.
Utility Room	**2.18m x 2.3m**	Laminate floor, fully plumbed, extra storage, fitted bench with shelving & coat rack.

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1st FLOOR:

Landing	**5.66m x 2.54**	Carpet, access to the attic, hot-press off
Master Bedroom	**3.11m x 3.56m**	Carpet, TV point, curtains, lamp shade.
Ensuite & Walk in wardrobe	**3.32x 2.18m**	Fully shelved walk in wardrobe with light fitting. Tiled floor & wet area, w.c & w.h.b, light fitting, vertical heated, towel rail, shower, and extractor fan.

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Bedroom 2	3.97m x 3.16m	Carpet, fitted wardrobe, light shade, curtains.
Bedroom 3	3.93m x 2.21m	Carpet, curtains, light shade.
Bedroom 4	2.28m x 3.5m	Carpet, fitted wardrobe, light shade, curtains.
Bathroom	2.21m x 2.42m	Tiled floor & wet area, w.c & w.h.b., bath with shower screen, light fitting, vertical heated, towel rail, shower, extractor fan.

Floor Plans

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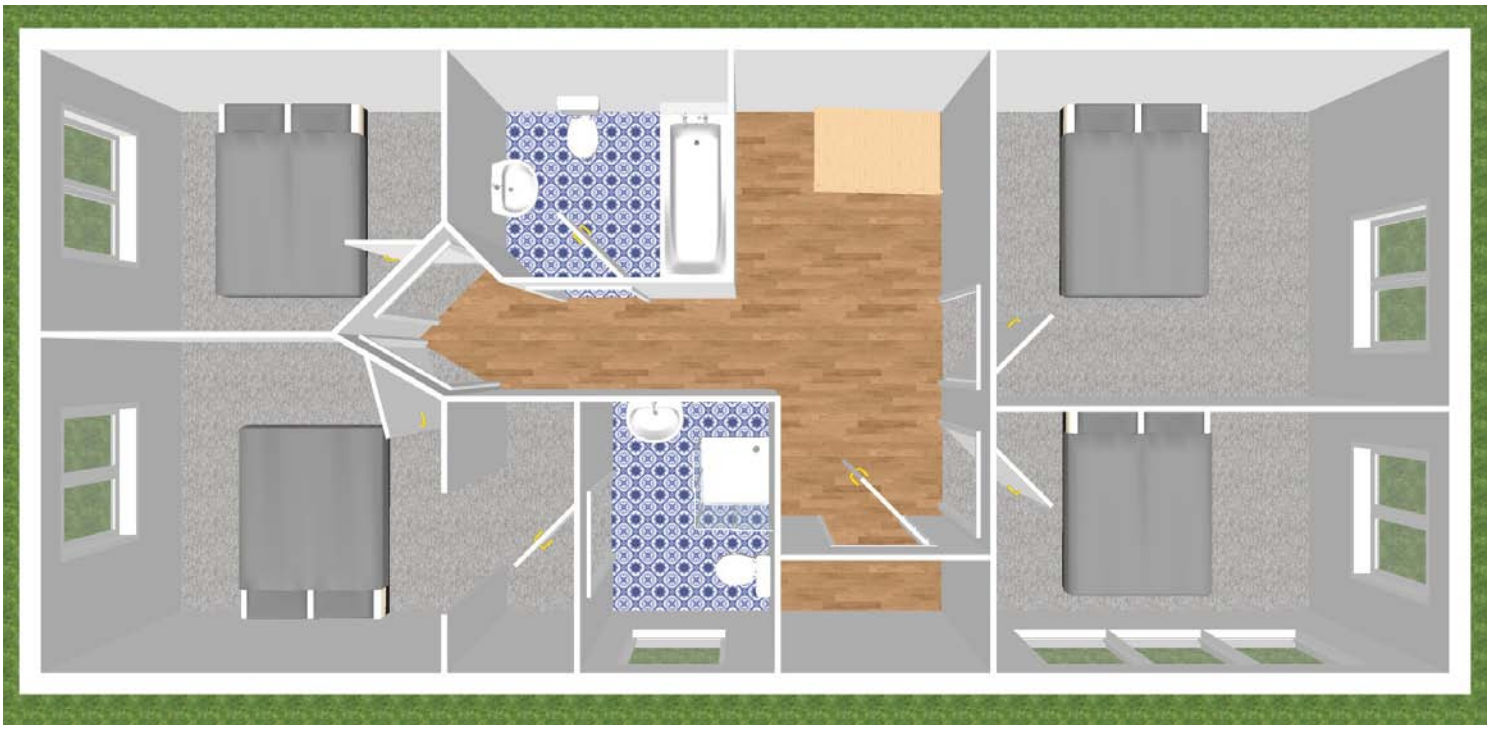

Additional Information:

Thermostatically control heat pump
TV connection in living room and Master bedroom
Smoke, carbon monoxide and heat detectors
Prewired for external electric vehicles
Cobble lock and ample parking

Services:

Air to water heating pump
Mechanical heat recovery system

Items Included in sale:

Fridge freezer, oven & microwave, dishwasher, hob, curtains.

Directions

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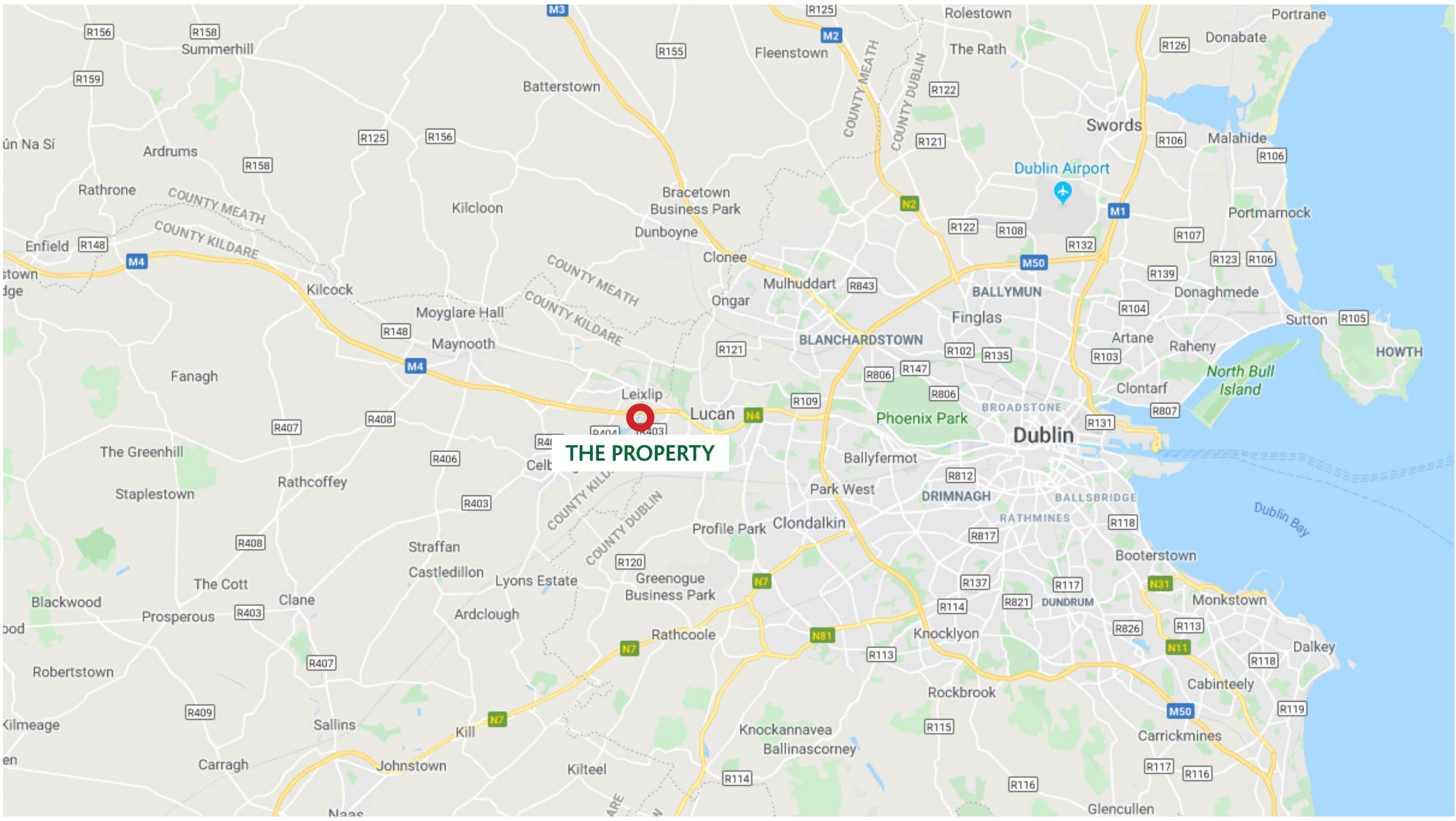

Directions:

Eircode
W23 PF2P

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Contact Information:
Sales Person
Jill Wright
jillw@coonan.com

VIEWING

By prior appointment at any reasonable hour.

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