

Residential

Coonan
PROPERTY



7 Rochford Place, Kilcock, Co. Kildare

- Immaculate two bedroom semi detached extending 78sq m/839 sq ft
- Accommodation comprises of hallway, guest w.c., kitchen/dining, living room, two bedrooms and family bathroom
- The current owners have brought their own unique style to the property creating a warm and welcoming home with a bright colourful interior. The rear garden acts as an extended living space for relaxing and entertaining, complemented by a covered pergola and raised decking area with designated barbeque area
- Ample off-street parking to the front, with a covered side entrance providing valuable additional storage, along with a garden shed and dedicated wood storage
- Excellent transport links with the train station just a short walk, easy access to M4 leading to Dublin and all major road networks
- A host of recreational amenities within Kilcock at one's doorstep including schools, shops, restaurants and bars with Maynooth University Town is a short drive
- The Royal Canal Greenway runs through the village centre, which is ideal for walkers, runners & cyclists of all ages

**2 bedroom semi-detached house
extending to approx.
78 sq.m (839 sq.ft)**

**Guide Price:
€385,000**

Private Treaty

Accommodation

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Entrance
Hallway

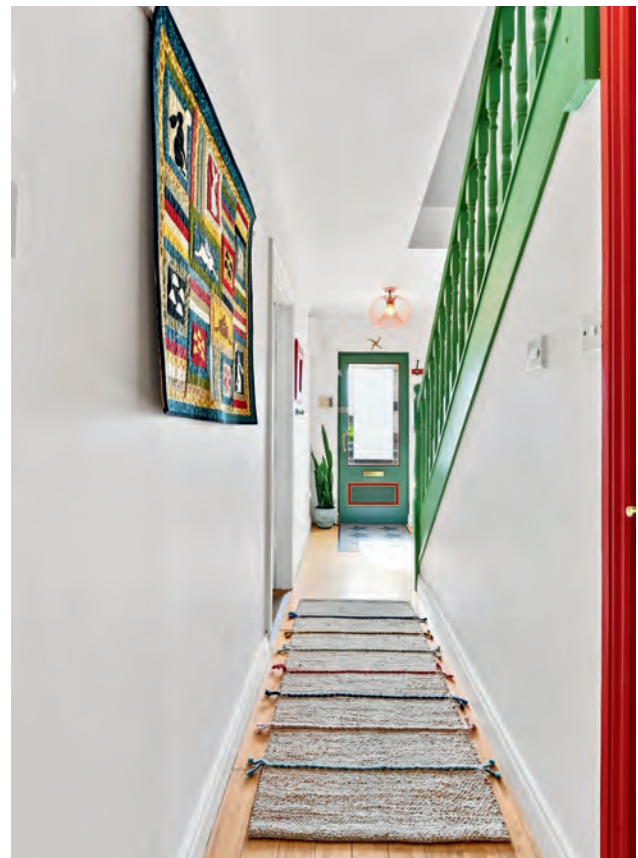
1.78m x 4.99m

Semi-solid flooring, coving.

Guest W.C.

0.77m x 1.44m

Semi-solid flooring, w.c, w.h.b, extractor fan.



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Kitchen/
Dining

2.57m x 5.78m

Tiled floor, fully fitted kitchen, ceramic sink, double oven, gas hob, extractor, fitted shelving, decorative splashback tiles, feature bay window with built-in seating area and storage, spot lights.

Living Room

3.89m x 4.47m

Semi-solid flooring, Stanley stove with stone surround and wooden mantle-piece, built-in shelving, coving.



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Landing

1.99m x 2.14m

Hot press, oak floor staircase to ground floor.

Master
Bedroom

3.22m x 4.24m

Semi-solid flooring, fitted wardrobes, decorative curtains and blinds, door to bathroom.



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Bathroom **2.16m x 2.58m** Tiled floor, bath, w.c, w.h.b. with vanity cabinet, mirror.

Bedroom 2 **2.99m x 4.45m** Semi-solid flooring, slide-robres, blinds, door to bathroom.



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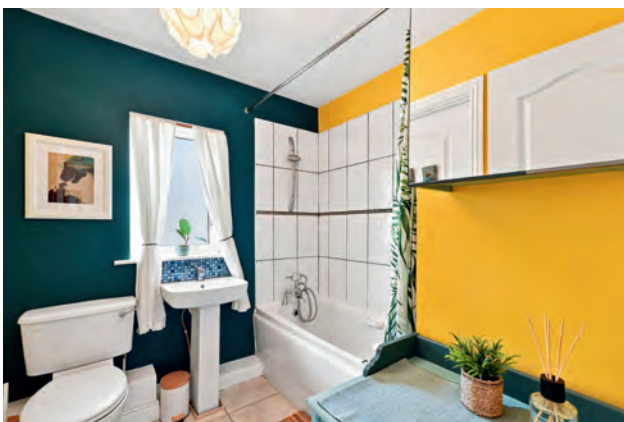
Garden

Raised decking area & cover pergola seating area for entertaining friends and family with barbeque area, lawn, mature shrubs, stone paving to garden shed, wood storage unit, walled surround.

Covered Side Lean-To

6.50m x 1.80m

Additional storage, power point and plumbed (ready to be connected).



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Additional Information:

Partly floored attic 2007
Built in 2002
Additional storage

Items Included in sale:

Double oven, gas hob, extractor and blinds.

Entrance Driveway:

Paved driveway, mature shrubs, covered side entrance to rear garden.

Services:

Mains water
Gas fire central heating



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Floor Plans

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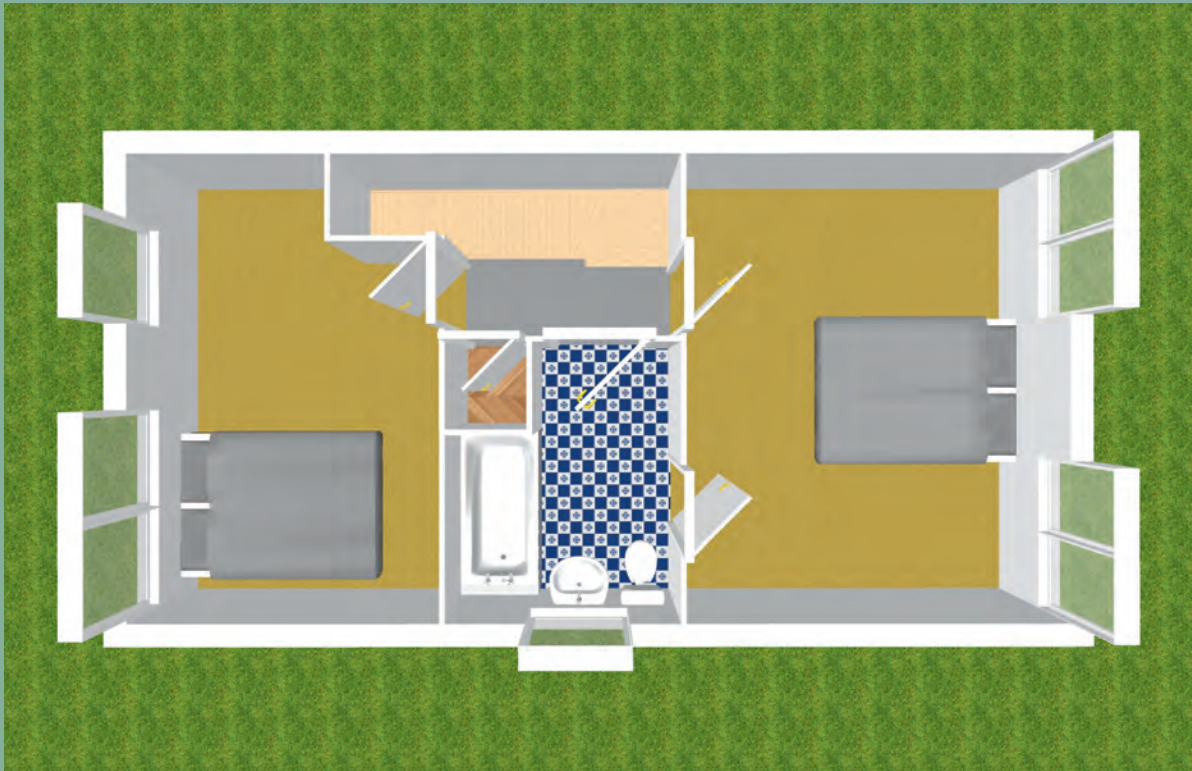
Ground Floor



Floor Plans

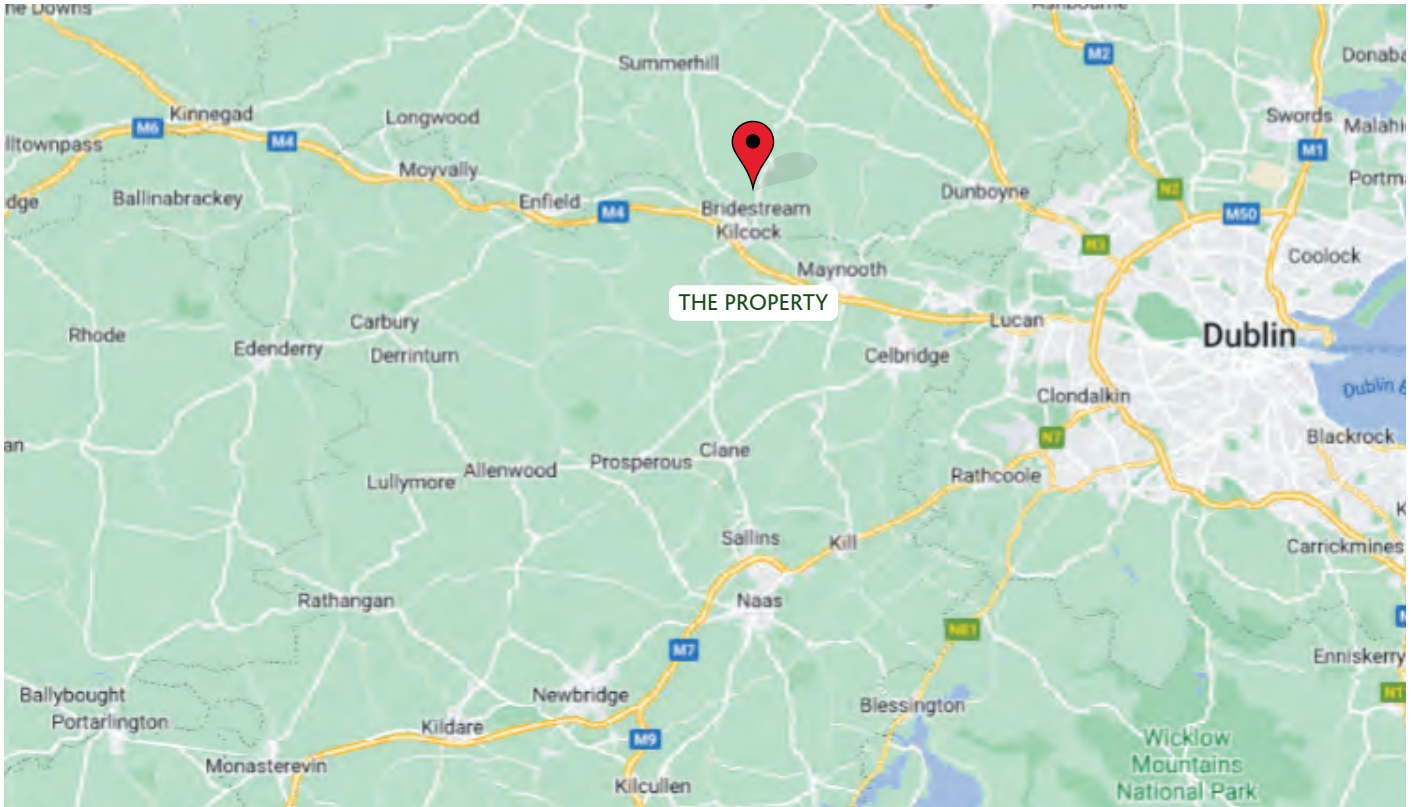
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First Floor



Directions

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Directions

W23 K037

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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