

Residential

Coonan
PROPERTY



70 Mill Gate, Millerstown, Kilcock, Co. Kildare

- Immaculate three-bedroom end of terrace extending 119sq.m /1280 sq.ft
- Accommodation comprises of hallway, guest w.c., kitchen/dining, living room, three bedroom, en-suite and family bathroom
- Approached by a cobble-lock driveway with ample off-street parking, covered porch entrance and provision for an electric vehicle charging point. The property further benefits from a generous south-east facing rear garden with a paved patio area and convenient pedestrian side access.
- Millerstown is just 4km from the university town of Maynooth and is within a few minutes' walk of Kilcock village. The perfect family location, with sporting, recreation, excellent schools and a university right on your doorstep
- Millerstown offers excellent local amenities, including a creche and playground, together with direct pedestrian access to the scenic Royal Canal, ideal for leisurely walks and outdoor activities.
- Excellent transport links with Kilcock railway station, regular bus services and M4 link at one's doorstep makes commuting to Dublin, Kildare and Meath surrounds very accessible

**3 bedroom end of
terrace house
extending to approx.
119 sq.m (1,280 sq.ft)**

**Guide Price:
€450,000**

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

3.15m x 2.73m

Tiled floor, alarm panel, covered porch entrance.

Guest W.C.

1.69m x 1.72m

Tiled floor, w.c. and wash hand basin, splashback tiling, integrated mirror, heated towel rail.

Living Room

4.35m x 6.71m

Semi-solid timber flooring, feature window with roman blinds, decorative lighting, built-in television cabinet units, TV point, additional sockets, French doors opening onto the patio area.



Accommodation

Coonan
PROPERTY

Kitchen/ Dining

3.78m x 5.00m

Tiled floor, fully fitted kitchen, integrated Beko oven and grill, induction hob, stainless steel splashback, extractor fan, stainless steel 1.5 bowl sink, integrated dishwasher, integrated fridge freezer, butcher's block with integrated storage, ample dining and seating area. Double French doors leading out to rear garden.

Utility Room

1.77m x 3.67m

Tiled floor, extensive fitted storage, integrated shelving and cabinets, additional storage, gas boiler, climate remote heating control, space to accommodate washing machine and dryer.

Landing

4.00m x 3.00m

Fully carpeted, access to attic, hot-press (2.34m x 1.00m).



Accommodation

Coonan
PROPERTY

**Master
Bedroom**

6.40m x 2.98m

Carpet flooring, feature window, fitted wardrobes, fitted shelving, Roman blinds.

En-suite

2.11m x 1.99m

Tiled floor, shower enclosure with power shower, w.c., wash hand basin with soft-close vanity unit, heated towel rail, shaving light, marble-effect splashback tiling.

Bedroom 2

4.32 x 2.78m

Semi-solid flooring, fitted wardrobes, built-in bookshelves, Roman blinds, additional sockets.



Accommodation

Coonan
PROPERTY

Bedroom 3

3.49m x 2.97m

Semi-solid flooring, fitted wardrobes, Roman blinds.

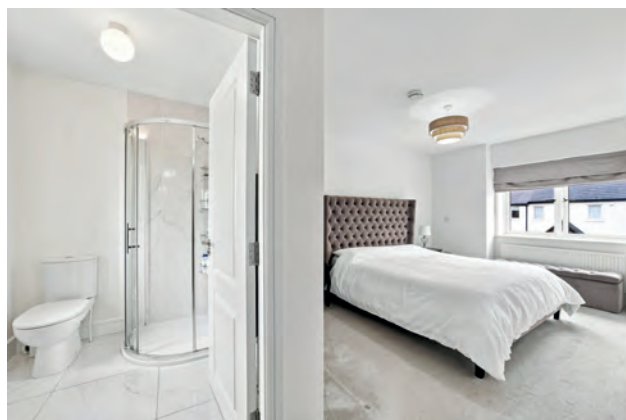
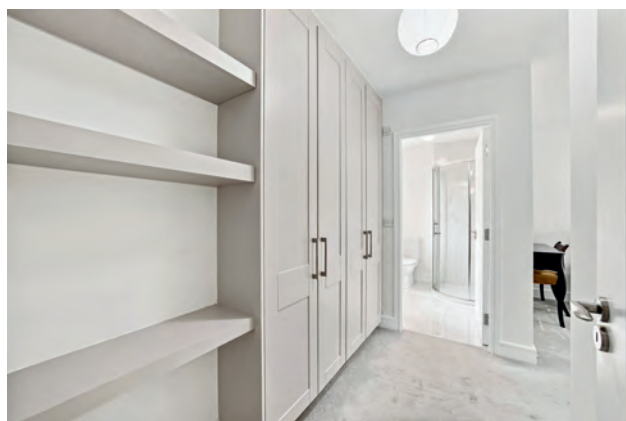
Bathroom

2.29m x 2.32m

Marble-effect tiled floor, bath, w.c., wash hand basin with soft-close vanity unit, heated towel rail, shaving light, marble-effect splashback tiling.

Garden

Generous south-east facing rear garden with French double doors providing direct access from the property. The garden is mainly laid in lawn, mature shrubs and enclosed by concrete post and panel fencing, with a sandstone patio area, mature shrubs and a Barna-style shed.



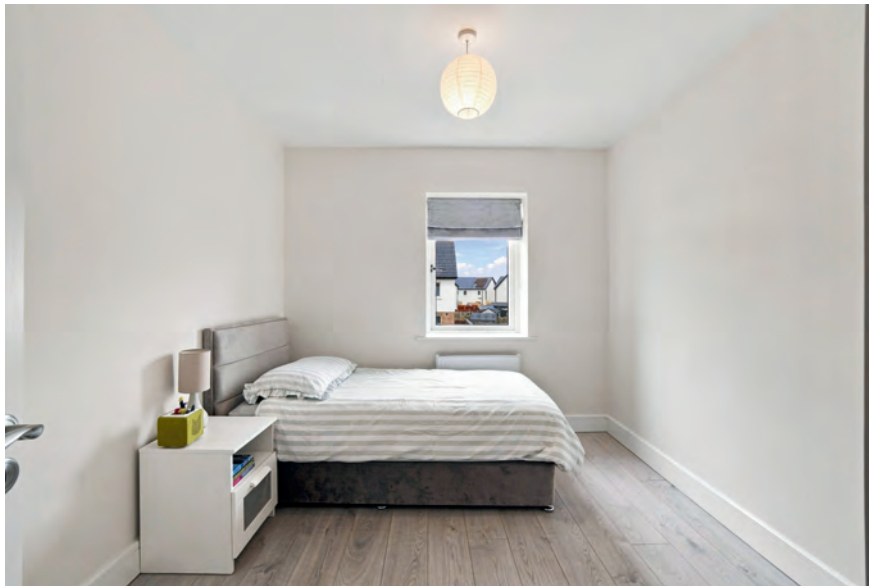
Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Additional Information:

Built in 2019
Attic partially floored for storage
Barn-style garden shed
EV charging connection point
Climote heating control

Entrance Driveway:

Cobble-lock driveway with attractive stone edging, covered porch entrance, side pedestrian entrance, EV charging connection point.

Items Included in sale:

Selected fixtures, fittings, window dressings including Roman blinds and light fittings, appliances include integrated Beko oven and grill, induction hob, extractor fan, integrated dishwasher, integrated fridge freezer, butcher's block and TV bracket.

Services:

Mains Water
Gas Central Heating



Accommodation

Coonan
PROPERTY



Floor Plans

Coonan
PROPERTY

Ground Floor



Floor Plans

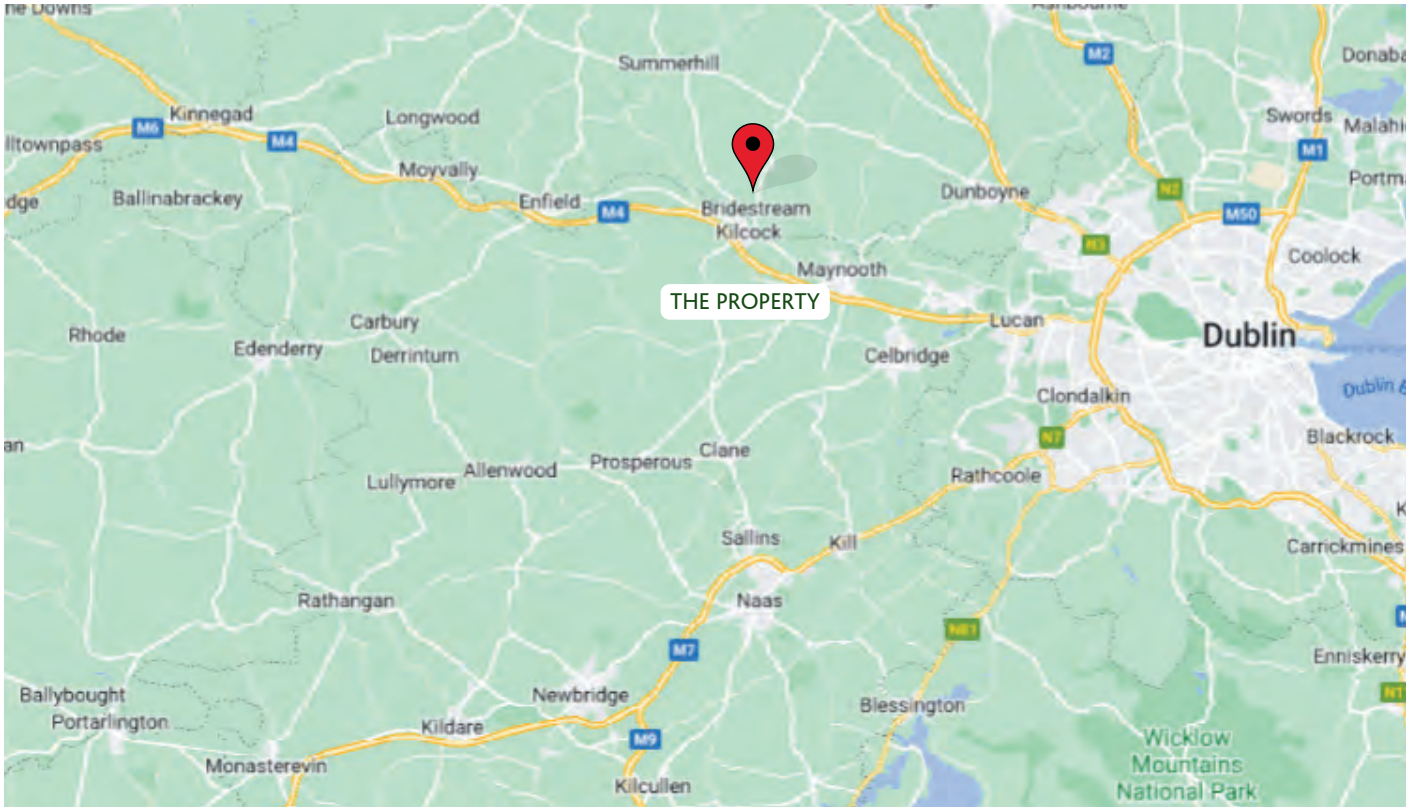
Coonan
PROPERTY

First Floor



Directions

Coonan
PROPERTY



Directions

W23 NY6H

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Jill Wright

01 6286128

jillw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com