Residential

Coonan
PROPERTY



7 The Avenue, Westfield, Leixlip, Co. Kildare

- Coonan Property present this exceptional A-rated, four-bedroom residence, extending to approximately 148 sq.m (1,593 sq.ft), ideally positioned near the front of the highly sought-after Westfield development.
- Originally built as a showhouse, this superb home boasts an exceptional standard of finish throughout, further enhanced by the current owners with high-quality upgrades and tasteful contemporary interiors
- Bright, spacious and thoughtfully designed accommodation comprising an entrance hallway, guest W.C., generous living room, impressive open-plan kitchen/dining area, utility room, four well-proportioned bedrooms (including a master en-suite) and a stylish family bathroom.
- Excellent energy efficiency with an A-rated BER, air-to-water heat pump, double-glazed windows and high levels of insulation.
- Standout features include a superb open-plan kitchen/dining area, an elegant and spacious living room, beautifully appointed bathrooms and meticulous attention to detail throughout.
- Exceptionally spacious attic offering excellent potential for conversion to additional accommodation, subject to the necessary p.p and building regulations.

4 bedroom semi-detached house extending to approx. 148 sq.m (1,593 sq.ft)

Guide Price:

€665,000

Private Treaty

Accommodation

Entrance Hallway	2.5m x 1.9m	Laminate flooring, hanging pendant light with shade, coving, alarm system, plantation shutter blinds and thermostat.
Guest W.C.	1.4m x 1.5m	Tiled flooring, wallpaper walls, extractor fan, w.c., w.h.b., fitted mirror and shaving light.
Living Room	5.7m x 5.6m	Laminate flooring, light fitting, coving, wallpaper walls, bay window, Roman blinds, integrated electric fireplace and additional storage space with carpet flooring.







Accommodation

Kitchen/ Dining Area	**5.6m x 5.6m**	Laminate flooring, hanging pendant lights with shade, breakfast bar with additional storage underneath, shaker style floor to wall kitchen cabinets, tiled splashback, integrated double oven, induction hob, extractor fan, Bosch dishwasher, fridge/freezer, microwave, plantation shutter blinds, stainless steel sink and double doors leading to rear garden.
Utility Room	**1.3m x 2m**	Laminate flooring, recessed lights, countertops with additional storage underneath, fully plumbed with dryer and washing machine, thermostat, extractor fan and tiled splashback.







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Landing	**3.7m x 3.5m, 1.1m x 1.3m**	Carpet flooring from stairway to landing, hanging pendant light with shade, access to attic space via fitted folding ladder and hot press with light fitting.
Master Bedroom (Rear)	**5.8m x 2.9m**	Carpet flooring, light fitting, fitted wardrobes with fitted mirrors and wallpapered wall.
En-suite	**2m x 2.2m**	Tiled flooring with semi tiled walls, window, light fitting, w.c., w.h.b. with vanity unit, fitted mirror with shaving light, heated vertical towel rail and shower cubicle with tiled surround.





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Bedroom 2 (Rear)	4.8m x 2.4m	Carpet flooring, hanging pendant light with shade, Roman blinds, wallpaper wall and fitted wardrobes.
Bedroom 3 (Front)	3.9m x 2.6m	Carpet flooring, hanging pendant light with shade, Roman blinds, wallpaper walls and fitted wardrobes.
Bedroom 4 (Front)	4.5m x 2.7m	Carpet flooring, light fitting, Roman blinds, wallpaper wall and fitted wardrobe.





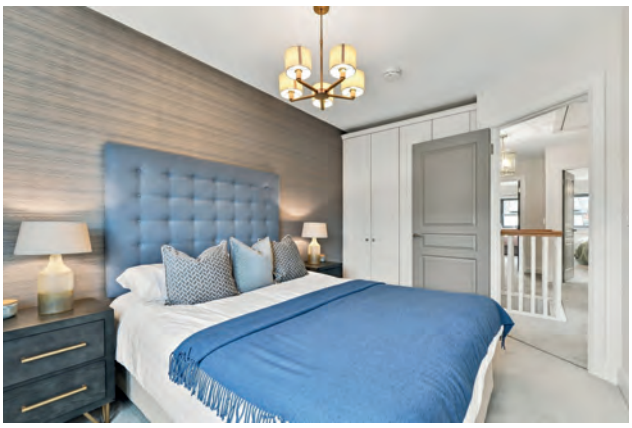


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Family Bathroom	2.2m x 1.9m	Tiled flooring with semi tiled walls, light fitting, extractor fan, w.c., w.h.b. with vanity unit, fitted mirror and shaving light, window, heated vertical towel rail and bathtub with tiled surround.
Garden	11.2m x 8m	Lawn area, steel shed, semi cobble lock patio, outdoor sockets, outdoor light fitting, outdoor tap and a wide double metal side gate.
Attic Space	6.4m x 5.7m	Plywood flooring, light fitting, 2.7m height from floor to joists, Velux window, additional storage space above and eave storage space on both sides.







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Additional Information:
Gross internal floor area approx. 148 sq.m
Built in 2019
Attic space approx. 36.5 sq.m
Water pump system
PVC fascias and soffits surround
Low maintenance red brick and render exterior walls
10 year Homebound Structural Guarantee
High level of insulation within floors, walls and roof.

Items Included in sale:
Integrated double oven, microwave, dryer, washing machine, dishwasher, induction hob, breakfast bar, steel shed, extractor fan, all blinds, light fittings and shades.

Services:
Mains water
Ait to water heat pump

Entrance Driveway:
Cobble lock driveway with ample parking and bordered by mature hedging.

Location:
Ideally situated just a short stroll from the magnificent Castletown House Estate and Parklands, with an excellent selection of schools, shops, cafés, restaurants and sporting facilities all within easy reach.
Superb commuter location with convenient access to the M4 motorway, Louisa Bridge Train Station and regular bus services, providing excellent connectivity to Dublin city centre and surrounding areas.





Accommodation

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Floor Plans

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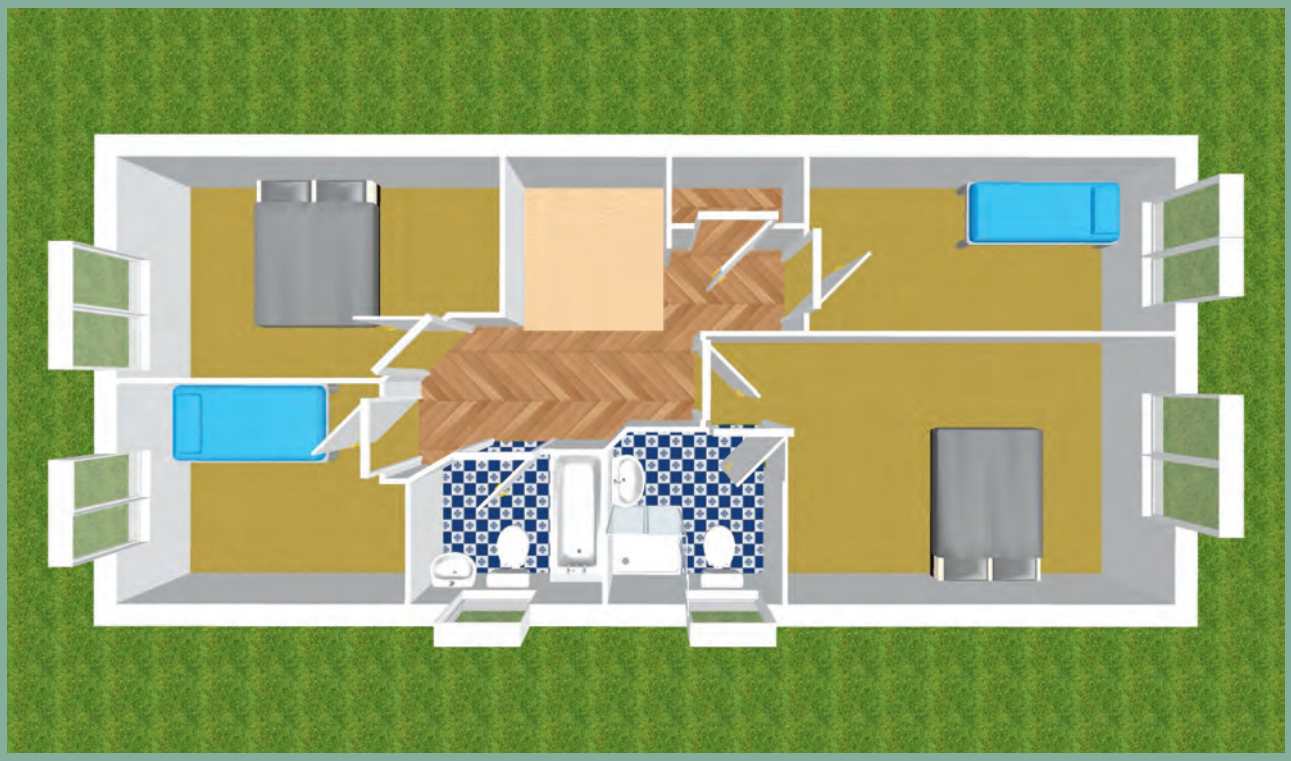
Ground Floor



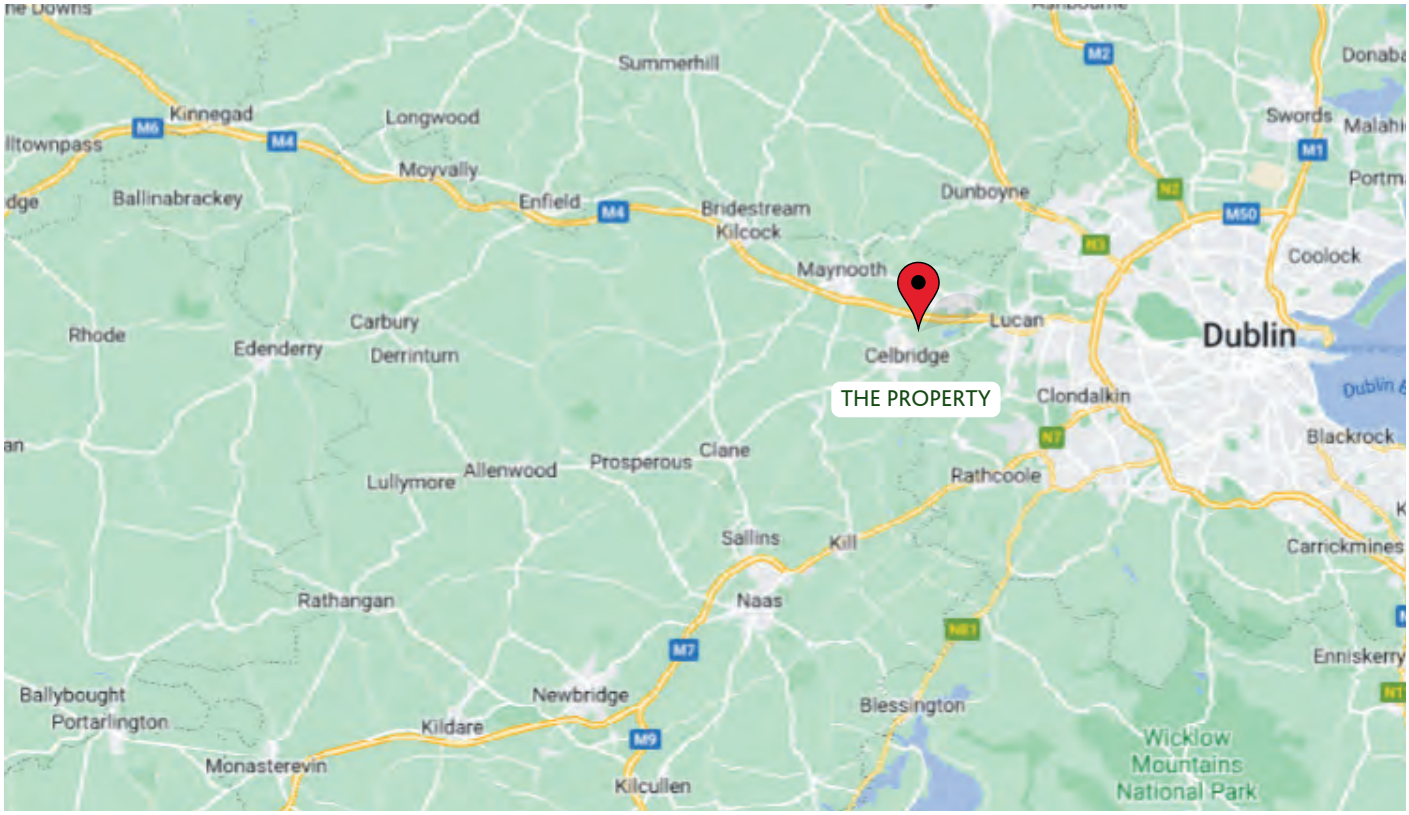
Floor Plans

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First Floor



Directions



Directions

W23 V0R2

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

Contact Information:
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