



Accommodation First Floor :

Landing : 17'11" x 21'1" (5.47m x 6.44m)

Balcony overlooking entrance hall with carpet flooring and hot press for linen storage etc, also access to large attic which is suitable for conversion.

Master Bedroom : 14'4" x 17'4" (4.38m x 5.30m)

Overlooking the rear of the property with solid oak flooring, TV point, Telephone point and walk in wardrobes. Ensuite: 9'2" x 6' (2.80m x 1.85m) with tiled flooring and walls with white suite and pump shower system.

Bedroom 2 : 16'6" x 10'3" (5.03m x 3.14m)

Overlooking the front of the property with solid oak flooring, TV point, Telephone point and free standing wardrobes. Ensuite: 5'7" x 7'9" (1.70m x 2.37m) Tiled flooring and walls with white suite and pump shower system.

Bedroom 3 : 13'1" x 13'2" (4.01m x 4.01m)

Overlooking the rear of the property with solid oak flooring, TV point, Telephone point, built in wardrobes.

Bedroom 4 : 17'1" x 13'2" (5.21m x 4.01m)

Overlooking the front of the property with solid oak flooring, free standing wardrobes, TV point, and Telephone point.

Bathroom : 9'4" x 8'3" (2.86m x 2.53m)

Four piece suite, white in colour, Jacuzzi bath, w.c., w.h.b. and bidet, tiled floor and walls.

Gardens :

The property is accessed via electronically controlled security gates, which offer total privacy. Well maintained fully landscaped gardens to the front and rear with extensive cobbled patio and pebbled driveway, roll out lawn and extensive planting. The property also enjoys spectacular views over surrounding country side.

Solicitor :

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Selling Agents

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Viewing Strictly by Appointment



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No 3 The Walled Orchard

Cooldrinagh Leixlip Co. Kildare



A residence of luxury and consummate comfort the interior design reflects a standard for the 21st century. This is a once in a lifetime opportunity to acquire a superbly located substantial four Bedroom Detached House of 2,800sq. ft. with mature private landscaped gardens and exclusive gated location.



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Leixlip has many amenities, shops, schools, banks, churches, pubs, restaurants and sports clubs, the proximity of the residence to the village is only a few minutes walk.

The City Centre is a 30 minute journey and commuter services to Dublin, by both bus and train are also available.

Leixlip where major employers such as Intel and Hewlett Packard are located. Maynooth and its University is a few miles away.

The property is newly built - an inspired interior design with beautiful furnishings throughout and enjoys a quiet peaceful location in the walled garden of the former Cooldrinagh House.

The specification is of the highest standard throughout and is as follows:-

Features

- Timber framed house
- Exclusive gated development
- Electronically controlled security gates
- Interior designed and fully furnished
- Hardwood double glaze windows throughout
- Cobbled patio and pebbled driveway
- Under floor heating throughout
- Master bedroom with walk in wardrobe
- Electrolux beam central vacuum system
- Solid Pine wood doors throughout
- Exposed timber features
- Brushed chrome switches and sockets
- Recessed spot lighting
- Integrated kitchen with granite work tops
- Integral TV System
- Pressurised water system
- Reduced Stamp Duty

Services

- Gas central heating
- Network cable system for Telephone & Computers
- Mains Water, Electricity & Bio Cycle sewerage system
- Cable TV

Accommodation Ground Floor :

Entrance Hall : 28'6" x 9'3" (8.70m x 2.83m)
Beautiful large entrance hall, stairs and landing with carpet flooring and D.S.W.C. 10'5" x 6' (3.18m x 1.83m) Tiled flooring and walls.

Livingroom/Diningroom : 17' x 27'1" (5.20m x 8.27m) Dual aspect with carpet flooring. Cable TV & phone point. Exposed solid oak beams.

Kitchen : 10'5" x 10'3" (3.19m x 3.14m)
Fantastic kitchen with fitted wall & base units and integrated appliances, granite work tops and recessed lighting. TV point and Telephone point.

Reception Room/Study : 14'4" x 10'6" (4.37m x 3.14m) Over looking the front garden with solid oak flooring, TV & Telephone points.

Breakfast Room : 15' x 13'3" (4.58m x 4.06m)
Porcelain tiled flooring.

Utility : 7'4" x 8'8" (2.25m x 2.64m)
Plumbed w/machine and dryer. Tiled flooring with fitted wall & base units offering extensive storage space with granite work tops. Door with access to rear garden.

