



MAGNIFICENT DETACHED 4 BEDROOM EXTENDED RESIDENCE.

**2 THE CRESCENT, JOHNSTOWN MANOR,
JOHNSTOWN, NAAS, CO. KILDARE**

GUIDE PRICE: €490,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

2 THE CRESCENT, JOHNSTOWN
MANOR, JOHNSTOWN, NAAS, CO.
KILDARE

FEATURES:

- Presented in showhouse condition.
- Overlooking a large green area.
- C.2,057 sq. ft. (c.191 sq. m.) of spacious accommodation.
- Gas fired central heating with new condenser boiler.
- Solid Walnut/High Gloss kitchen with Quartz worktops.
- Brick/dashed exterior.
- Kupperzbusch coffee maker, microwave, 5 ring gas hob, cooker and electric double oven.
- PVC double glazed windows.

DESCRIPTION:

Johnstown Manor is a modern residential development in the hearth of Johnstown Village only a short drive from Naas Town Centre. Situated at the back of the development overlooking a large green areas within walking distance of Centra convenience store and Johnstown Inns (Restaurant and pub). Built c.18 years containing c.2,057 sq. ft. (c.191 sq. m.) of spacious accommodation. Approached by a cobble loc drive to front for 2 cars with gardens to front and rear in lawn including a sandstone paved patio area. The property benefits from a solid Walnut/high gloss kitchen with Quartz worktops, brick/dashed exterior, PVC double glazed windows, gas fired central heating from a new condenser boiler, attic conversion, sunroom extension and renovated bathrooms. This is an ideal family home which must be viewed to be appreciated. Commuters have the benefit of the N7 3 lane dual carriageway, bus route from village and train service from Sallins station direct to City Centre.

ACCOMMODATION:

Entrance Hall: 5.4m x 1.85m. Porcelain tiled floor and coving.

Toilet: w.c., w.h.b. fitted press and fully tiled floor and walls. .

Sittingroom: 5.9m x 3.83m. Coving, wood surround fireplace with marble insert and hearth, gas fire and double doors leading to

Kitchen/Diningroom/Diningroom: 8.52m x 4.4m. Porcelain tiled floor, solid Walnut and high gloss fitted kitchen units, Quartz worktops, splashback and window cill, large island unit, Whirlpool integrated dishwasher, recessed lights, Whirlpool American style fridge freezer, Kupperzbusch coffee maker, microwave, 5 ring gas hob, cooker hood and electric double oven, plumbed and double doors leading to

Sunroom: 5.36m x 4.53m. Oak floor, recessed lights, insert electric fire and French doors to rear garden.

Upstairs:

Bedroom 1: 3.58m x 4.18m including ensuite. Rainwater shower, vanity w.h.b., fitted press, recessed lights, heated towel rail, fully tiled floor and walls.

Walk-in wardrobe: 2.3m x 2.5m.

Hotpress: Shelved with immersion.

Bedroom 2: 3.38m x 2.88. Built-in wardrobes and laminate floor.

Bedroom 3: 2.83m x 2.83m. Double built-in wardrobes and laminate floor.

Bathroom:

w.c., vanity w.h.b., fitted press, recessed lights, heated towel rail, bath with shower attachment and fully tiled floor and walls.

Attic room: 5.8m x 4.7m. Recessed lights including a showerroom with w.c., w.h.b., electric shower, heated towel rail and tiled floor.

OUTSIDE:

Approached by a cobble loc drive to front to accommodate 2 cars, gardens to front and rear in lawn, side access on both sides of house with gates, outside tap, outside socket, metal shed and sandstone paved patio area.

SERVICES:

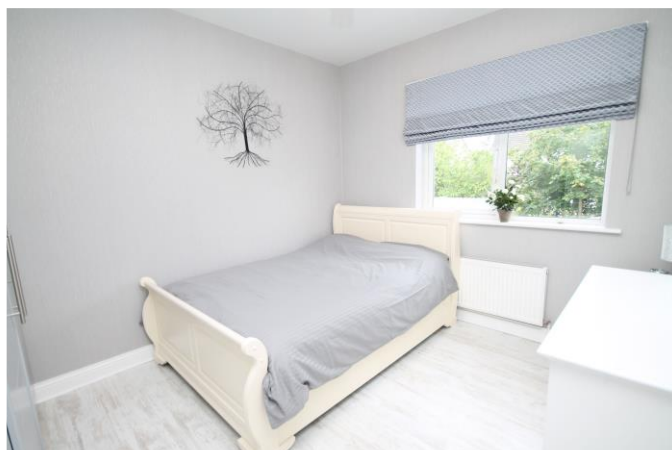
Mains water, mains drainage, refuse collection, gas fired central heating and alarm.

INCLUSIONS:

Carpets, blinds, light fittings, metal shed, coffee maker, dishwasher, microwave, gas hob, cooker hood, double oven and fridge freezer.

BER: C1 – NO: TBC

SOLICITOR: McCormacks Solicitors, McElwain Tce. Newbridge.





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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