

Residential

Coonan
PROPERTY



91 Landen Park, Oldtown Demesne, Naas, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Truly exceptional 4 bed detached home extending to a spacious 162.58sq.m (1,750 sq ft)
- A3 BER with Gas heating and Solar/PV panels
- Just 3 years old, this property presents in walk in condition
- Four double sized bedrooms including two ensuites
- Separate room off the kitchen suitable as an office, dining or playroom
- Convenient location just a short walk from Naas town centre, schools, shops and sports clubs
- Easy access onto the M7 motorway and within walking distance of Sallins train station

4 bed detached
162.58sq.m
(1,750 sq ft)

Guide Price:
€495,000

Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hallway	5.12m x 3.06 (max)	Tiled wood effect floor, light fitting, under stairs storage, alarm panel
Guest Toilet	1.58m x 1.74m	Tiled wood effect floor, tiled splashback, w.c & w.h.b., extractor fan, fitted mirror, light fitting.
Sitting Room	4.18m x 6.3m	Tiled wood effect floor, TV point, wood burner stove with granite hearth.



Accommodation



Dining Room	3.25m x 4.42m	Tiled wood effect floor, glass double door leading to kitchen, TV point, light fittings, patio doors.
Kitchen	3.25m x 4.42m	Tiled wood effect floor, double door to garden, fitted wall and floor units, quartz splashback and upstand. Kitchen Island with breakfast bar and sink.
Utility	2.16m x 1.84m	Tiled wood effect floor, fully plumbed, storage units, A rated condenser gas boiler, light fitting.



Accommodation



1st FLOOR:

Landing	4.66m x 2.22m	Carpet, folding attic Stira, hot- press.
Master Bedroom	4.1m x 3.6m	Laminate wood floor, fitted wardrobes, and wall lights.
Ensuite	1.72m x 2.51m	Tiled floor and splashback, w.c & w.h.b., shower, chrome heated towel rail, vanity unit, mirror, extractor fan.



Accommodation

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Bedroom 2	3.34m x 2.78m	Laminate wood floor, fitted wardrobes, light fitting.
Ensuite	1.44m x 2.34m	Tiled floor and splashback, w.c & w.h.b., shower, chrome heated towel rail, fitted mirror, extractor fan.
Bedroom 3	3.65m x 2.85m	Laminate wood floor, fitted wardrobes and TV point.
Bedroom 4	3.42m x 3.48m	Laminate wood floor and fitted wardrobes.
Bathroom	2.61m x 3.59m	Fully tiled, w.c & w.h.b., bath, fitted mirror, chrome heated towel rail, light fitting, extractor fan.





Services:

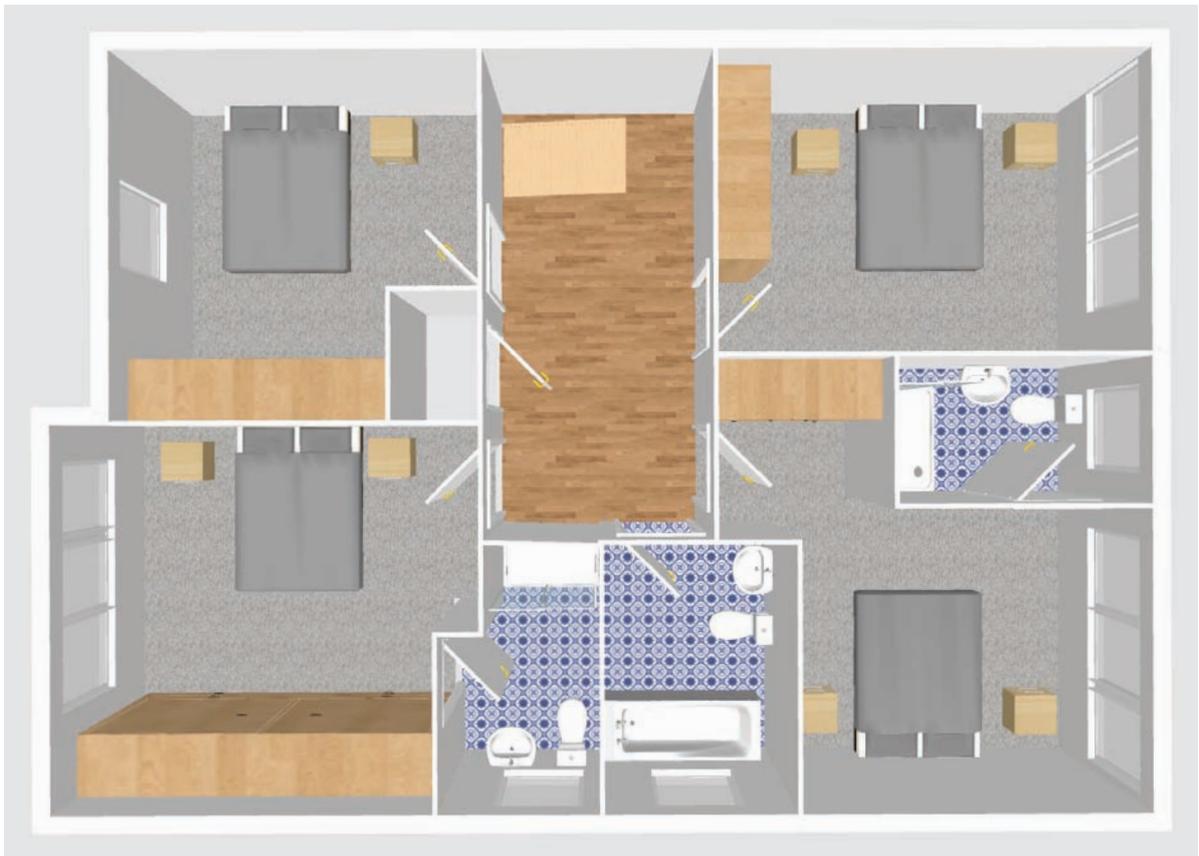
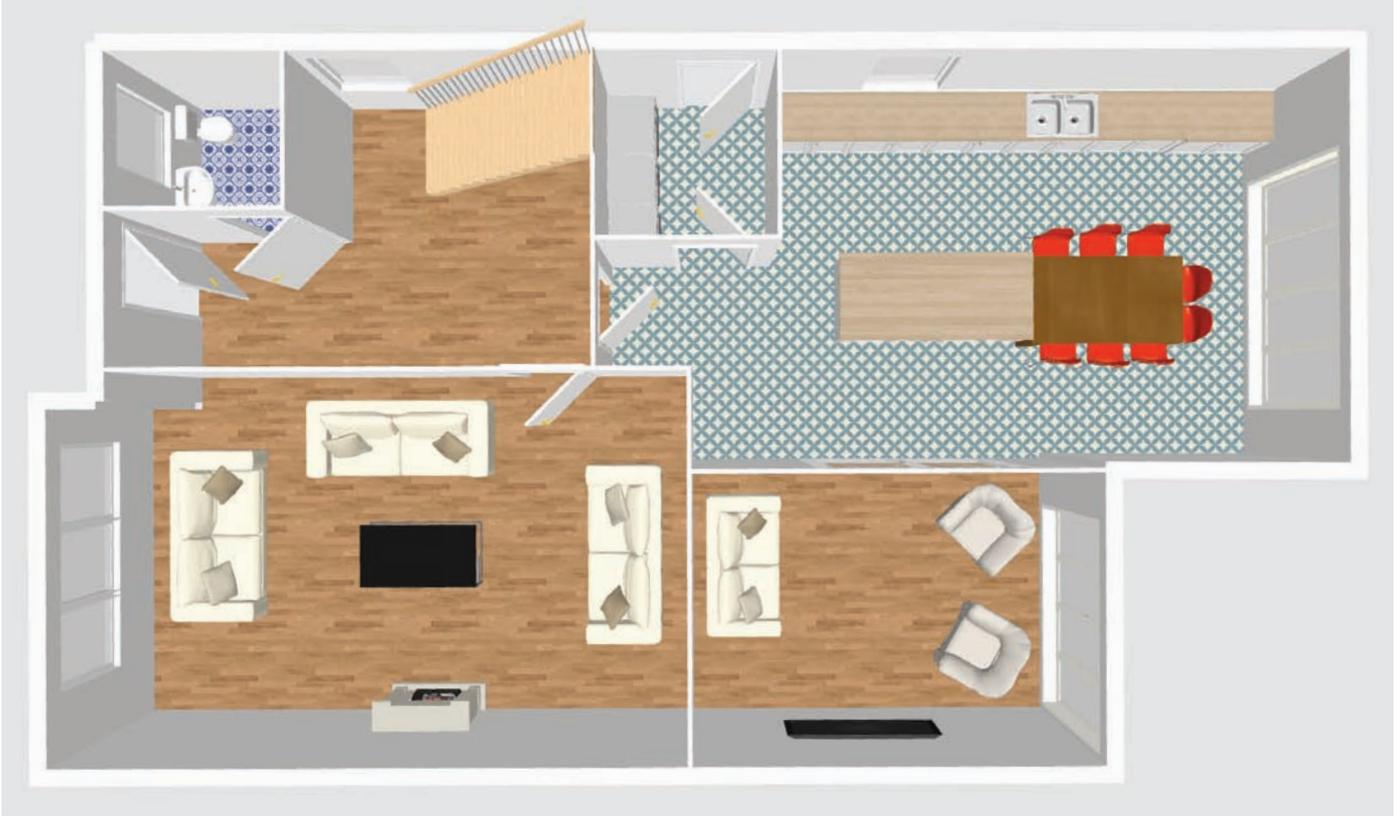
- Mains water
- Mains sewage
- Outside electricity supply
- Outside socket
- Outside tap

Additional Information:

- House wired for CCTV
- Garden 12m x 11m
- Rear cobblelock patio area
- Double glazed, low-emission argon gas-filled windows
- A-rated gas-condensing boilers
- Underfloor heating on the ground floor
- Gates on both sides of the house
- External charge point for electric cars
- Solar PV panels
- Parking for two cars

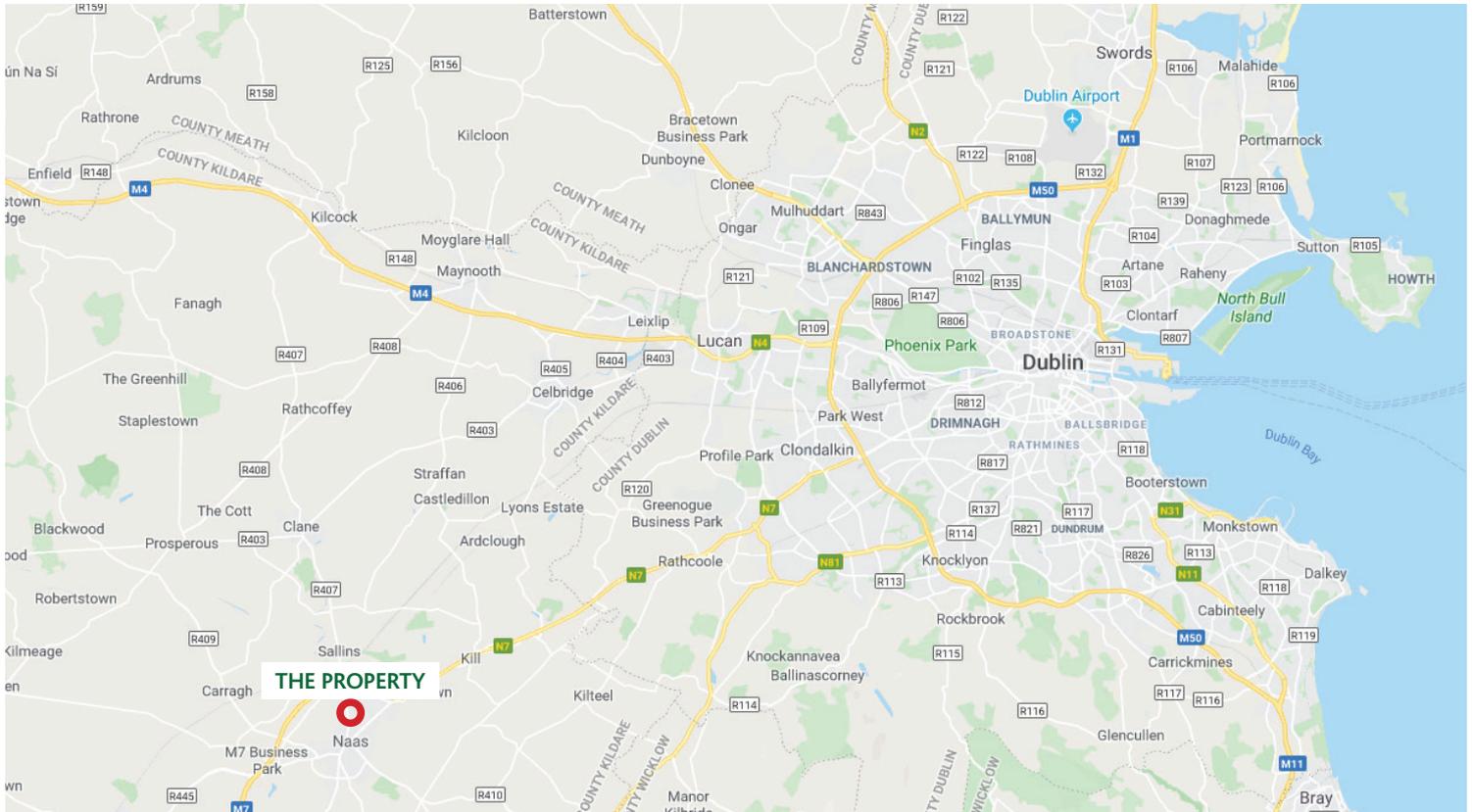
Floor Plans

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Directions

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Directions:

Eircode
W91 X3E3



Contact Information:
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VIEWING

By prior appointment at any reasonable hour.

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