

Residential

Coonan
PROPERTY



109 Lakelands, Naas, Co. Kildare

- A superb 4/5-bedroom family home extending to c. 140 sq. m (1,506 sq. ft)
- Presented in stunning condition inside & out having recently undergone extensive renovation
- Fully insulated, replumbed and rewired - C1 BER
- Superbly located within a mature development 5 minutes walk to Naas Main Street, hospital, schools and all local amenities
- Viewing of this beautiful home is highly recommended

**4/5-bedroom semi
detached**

Approx. area of
140 sq. m
(1,506 sq. ft)

Guide Price:

€329,000

Private Treaty

Accommodation

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Hallway	3.73m x 1.56m / 1.21m x 1.88	Ceramic tiled floor, light fittings, alarm panel, storage closet under stairs – (1.8m x 0.88m).
Guest Toilet	1.4m x 1.51m	Fully tiled, W.C. & W.H.B., built in vanity unit, mirror, light fitting.
Playroom/ Study/ 5th Bedroom	5.61m x 2.38m	T & G wood flooring, light fitting, roller blinds, TV point, phone point.
Kitchen/ Dining	3.29m x 7.76m	Shaker style fitted kitchen units, ceramic tiles, recessed lights, blinds, oven & hob, extractor fan, fridge freezer, dishwasher, microwave, vertical radiator.



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Living Room

4.78m x 3.37m

Solid fuel stove heats the hot water, solid maple floors, recessed LED lights, roller blind, curtains, TV point. Archway leading to kitchen dining area.

1ST FLOOR

Landing

1.44m x 2.82m

Master Bedroom

3.75m x 3.78m

Fitted wardrobes, curtains & blinds, carpet, TV point.

Bedroom 2

3.89m x 3.78m

Curtains & blinds, carpet, light fitting.

Bedroom 3

3.89m x 4.14m

Carpet, light fitting, roller blind, access to eaves storage.

Bedroom 4

2.48m x 3.96m

Carpet, roller blind, curtains, light fitting

Family Bathroom

3.00m x 1.84m

Fully tiled, chrome fitted towel rail, all new bathroom suite, bath with shower screen, Triton T90z shower, built in vanity unit, wall vanity unit with light & mirror, W.C. & W.H.B, hotpress access.



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Features:

- Fully insulated on the inside 75mm warm board
- New A rated gas boiler – Zoned thermostat controlled
- Alarmed (hybrid-smart alarm system)
- Sandstone patio area
- Sunken trampoline
- Pergola
- Exterior wall lights
- Front lawn
- Extra long driveway for 2-3 cars
- PVC fascia & soffit
- Covered – sealed side entrance with incorporated utility area
- Wired smoke alarm
- Fully rewired & replumbed 3 years ago
- Pump shower
- USB sockets in living room and master bedroom

Additional Information:

- Approx. overall area: 140 sq. m (1,506 sq. ft)
- Year of build c.1971
- Gas central heating, mains water, mains sewerage
- Rear garden size: 10.7m x 9.46m
- Rear Garden Aspect : South East

Items Included in sale

Oven & hob, extractor fan, fridge freezer, dishwasher, microwave, all curtains & blinds.

Viewing

By prior appointment at any reasonable hour.

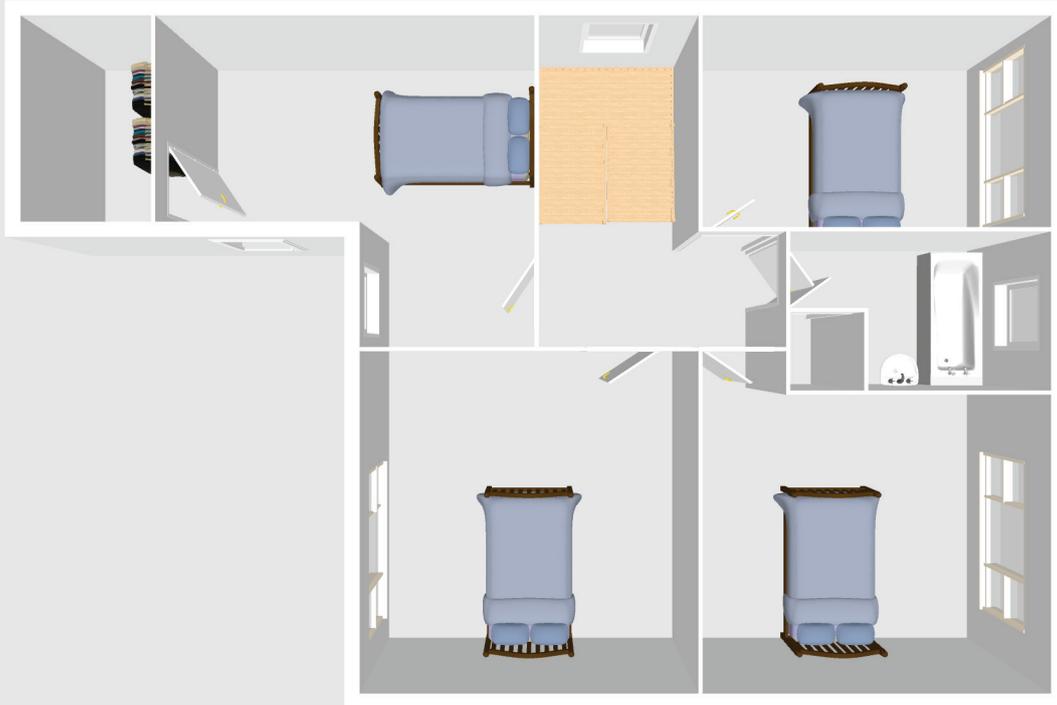
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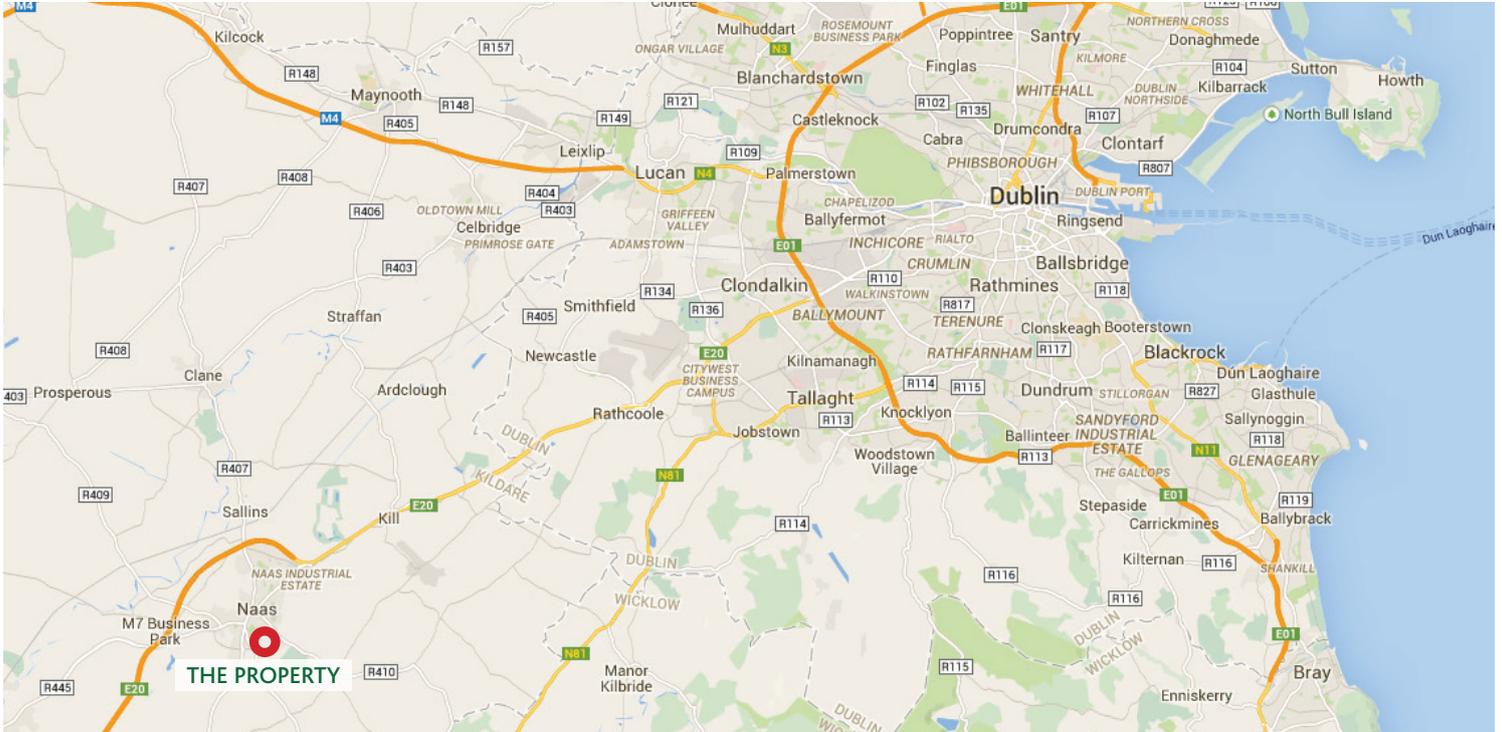
Floor Plans

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Directions

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Directions

From Naas Town Centre- Continue past Supervalu on the left-hand side and take the left-hand turn for the hospital- and take 2nd right into Craddockstown Road. Proceed straight to Lakelands and take 1st turn left, turn left again and proceed straight, no 109 is on the right-hand side.

W91 CC7H

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Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: mickw@coonan.com

Coonan Contact: **Mick Wright**

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