

Residential

Coonan
PROPERTY



6 The Avenue, Abbeylands, Clane, Co. Kildare

- Immaculate and spacious two-bedroom ground floor apartment extending to 800 sq.ft. (74.34 sq.m.), ready for immediate occupation
- Privately situated corner apartment with own door direct access to a large, well-maintained communal garden space with mature trees and open views of historic Clane
- Accommodation comprises of hallway, living/dining area, kitchen, two bedrooms, ensuite and family bathroom
- Short walk from Clane village with an array of excellent facilities including shops, schools (primary and secondary), churches, pubs, cafés, restaurants, Westgrove Hotel with swimming pool & leisure centre and a wide range of sports and recreational amenities are readily available
- Dublin city and its surrounding areas are easily accessible via a frequent daily bus service, rail links from Sallins and Maynooth combined with easy access to the M4 and M7 motorways

2 bedroom
ground floor
apartment
approx. 800 sq.ft.
(74.34 sq.m.)

Guide Price:
€200,000

Private Treaty

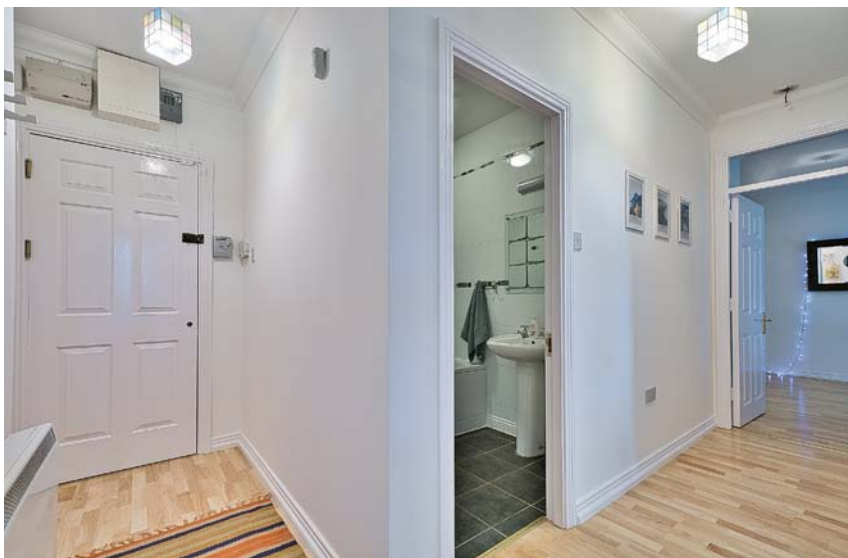
Accommodation



Entrance Porch

Entrance Hallway **1.24m x 3.18m** Hardwood floor, alarm panel, coving, hot-press with water tank and additional shelving.

Living/Dining Room **3.38m x 8.28m** Hardwood floor, coving, additional socket, door to the patio area.



Accommodation

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Kitchen

2.27m x 2.79m

Tiled floor, fitted kitchen, tiled splashback, oven, electric hob, plumbed for washer-dryer machine.



Accommodation



Master Bedroom	4.31m x 3.28m	Hardwood floor and fitted wardrobes.
Ensuite	1.59m x 1.95m	Fully tiled, shower, w.c. & w.h.b., extractor fan, wall-heater, shaving light and mirror.
Bedroom 2	2.57m x 4.3m	Hardwood floor and fitted wardrobe.
Family Bathroom	1.66m x 2.78m	Fully tiled, bath/shower, w.c. & w.h.b, extractor fan, wall-heater, shaving light and mirror.



Floor Plans





Additional Information:

Annual maintenance fee €1,290
Two designated parking spaces
Double glazed windows

Services:

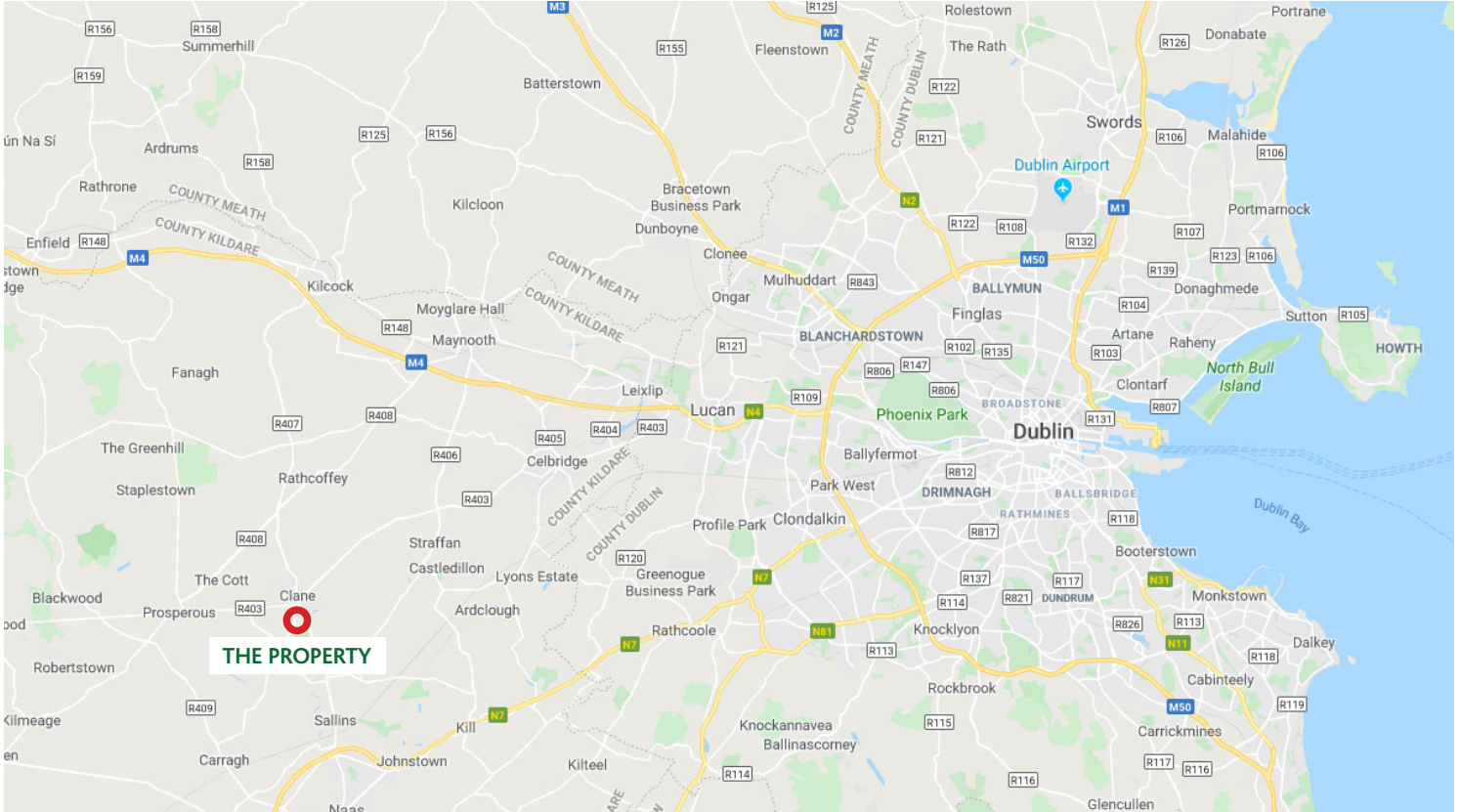
Mains water, mains
sewage, storage electric
heating.

Items Included in sale:

Fixtures, fittings and
window dressings, oven,
electric hob, fridge,
washer-dryer.

Directions

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Directions:

Eircode
W91 XY53

VIEWING

By prior appointment at any reasonable hour.



Contact Information:
Sales Person
Jill Wright
E: jillw@coonan.com
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