

# Residential

**Coonan**  
PROPERTY



## 52 Oldbridge View, Osberstown, Naas, Co. Kildare

- Excellent two-bedroom bungalow extending 65 sq.m/ 699 sq.ft
- Accommodation comprises of hallway, kitchen/dining/living room, two bedrooms and family bathroom
- Sunny south facing private garden located at the end of a quiet cul de sac with green area to the front
- Excellent transport links, within a short walk (approx. 650m) of Sallins arrow train station, with regular bus services nearby and convenient access to the M7 motorway connecting to all major road networks
- Oldbridge enjoys a prime position between Naas and Sallins within walking distance of vibrant shops, a host of eateries, pubs, schools and churches. An array of recreational activities including Naas and Punchestown racecourses, golf clubs, tennis club, GAA and rugby clubs.

2 bedroom bungalow  
extending to approx.  
65 sq.m (699 sq.ft)

Guide Price:

**€350,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**5.70m x 0.97m**

Semi-solid flooring, coving and cornice, phone point, additional sockets, alarm panel.

Bedroom 1

**2.33m x 3.55m**

Semi-solid flooring, fitted wardrobes, curtains.



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**Bathroom**      **2.35m x 2.34m**      Tiled floor and semi-tiled walls, bath with electric shower, w.c., w.h.b. with vanity unit, mirror with integrated lighting and shelving, sky light extractor fan, attic hatch for access.

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**Inner Hallway**      **3m x 3.98m**      Hotpress.

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**Bedroom 2**      **2.96m x 3.74m**      Semi-solid flooring, fitted wardrobes, vanity table with mirror, additional sockets.



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**Kitchen/  
Dining /Living  
Room**

**3.27m x 8.98m**

Open plan layout, semi-solid flooring, fully fitted kitchen, oven, hob, extractor fan, plumbed for a washing machine, stainless steel 1.5 bowl sink. Living room with feature gas fireplace, cast iron and wooden mantle with granite hearth, TV point, additional sockets, coving and cornice.

**Garden**

**15.00m x 7.37m**

Sandstone and concrete paved area, lawn, wall and panel fence surround.



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## **Additional Information:**

Built in 2000  
Alarmed  
Granite sills

## **Entrance Driveway:**

Paving with loose stone chippings.

## **Items Included in sale:**

Fixtures, fittings and window dressings.

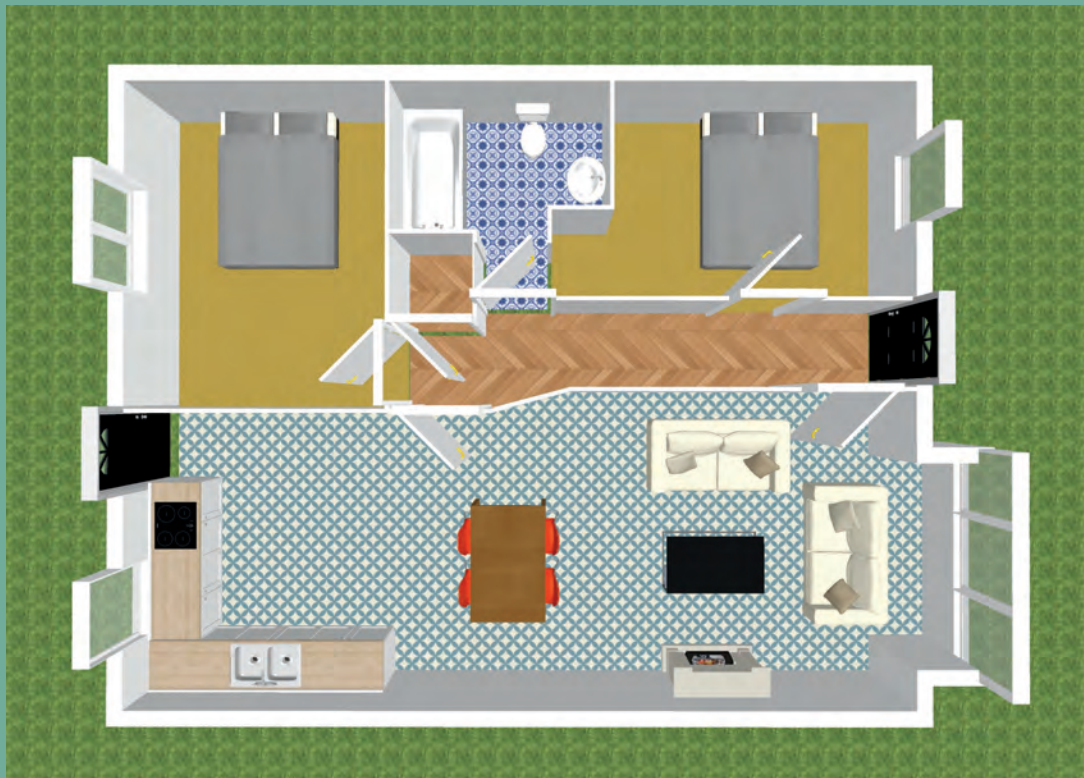
## **Services:**

Mains Water  
Gas central heating



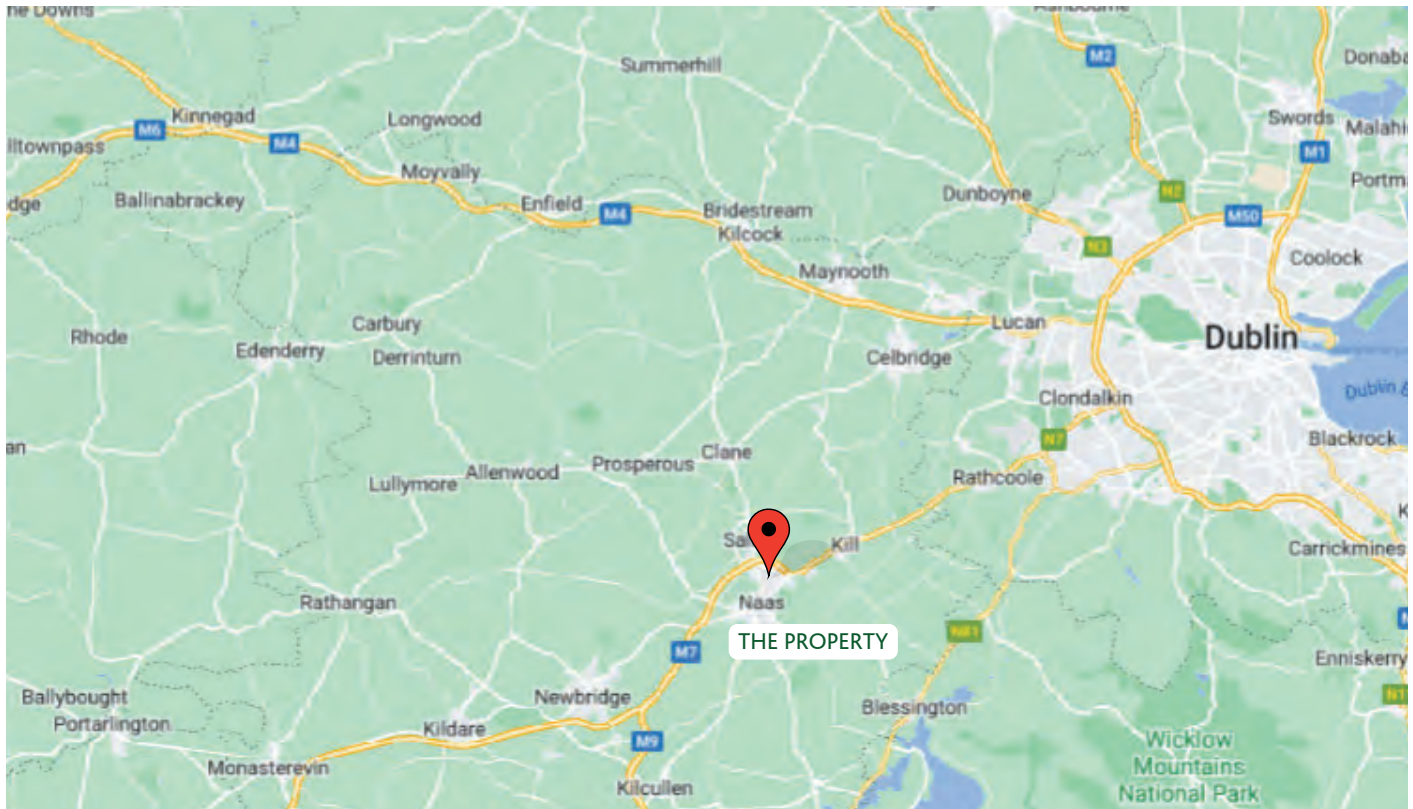
# Floor Plans

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# Directions

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## Directions

W91 K6VH

**BER**

**BER C3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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