

Residential

Coonan
PROPERTY



8 Lacken View, Naas, Co. Kildare

- Three bedroom semi detached with sunroom on corner site extending 86 sq.m
- This home is perfectly positioned and only a short walk from Naas town centre and a host of amenities such as schools, shops, restaurants & sporting facilities
- In need of repair and refurbishment the accommodation comprises of hallway, kitchen, living room, sunroom, three bedrooms and family bathroom
- Generous side entrance with potential opportunity to extend subject to planning permission
- Ample on/off street parking

3 bedroom
Semi-Detached
approx. 86 sq.m

Guide Price:
€250,000

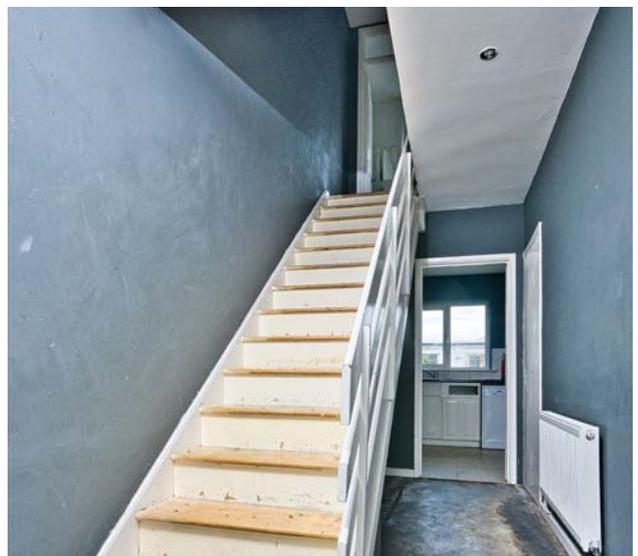
Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hallway	4.18m x 1.76m	Concrete flooring, utility press and light fitting.
Living Room	4m x 3.47m	Feature fireplace with wood surround, coving and light fitting.
Sun Room	3m x 3.9m	Tiled flooring and French doors leading to rear garden.



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Kitchen

3m x 3.9m

Tiled flooring and French doors leading to rear garden.



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1st FLOOR:

Landing	1.87m x 2.66m	Pine hardwood flooring, hot-press and light fitting.
Master Bedroom	3.49m x 3.27m	Pine hardwood flooring and light fitting
Bedroom 2	2.96m x 3.9m	Pine hardwood flooring and light fitting.
Bedroom 3	2.96m x 2.23m	Pine hardwood flooring and light fitting.
Bathroom	3.49m x 3.27m	Bath, tiled flooring, w.c., w.h.b. an light fitting.





Additional Information:

- Overall size approx. 86sq.m
- Block built shed (6.29m x 2.63m)
- Paved area
- Large side entrance on corner site
- Double glazed windows
- PVC fascia & soffits
- Lawned area to front and ample parking
- Iron gates

Services:

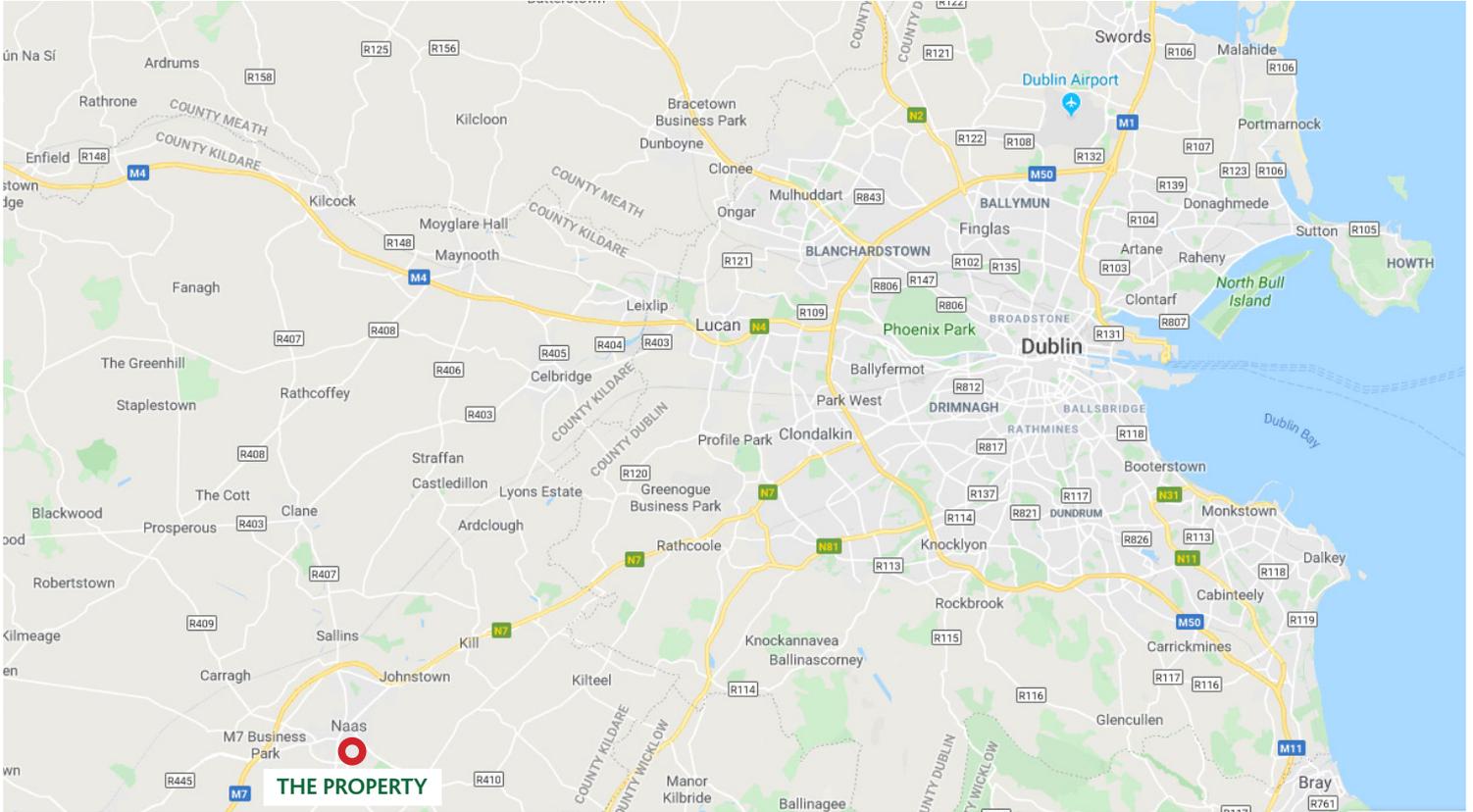
- Oil fired central heating
- Mains water
- Mains sewerage

Items Included in sale:

- Fixtures & fittings.

Directions

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Directions:

Eircode
W91 KDT8

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Jill Wright
045832020

BER

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