

# 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**

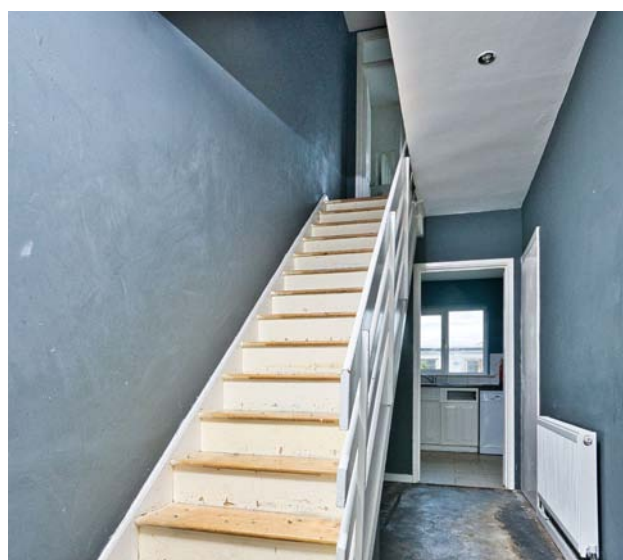
**Private Treaty**

# Accommodation

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## 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:

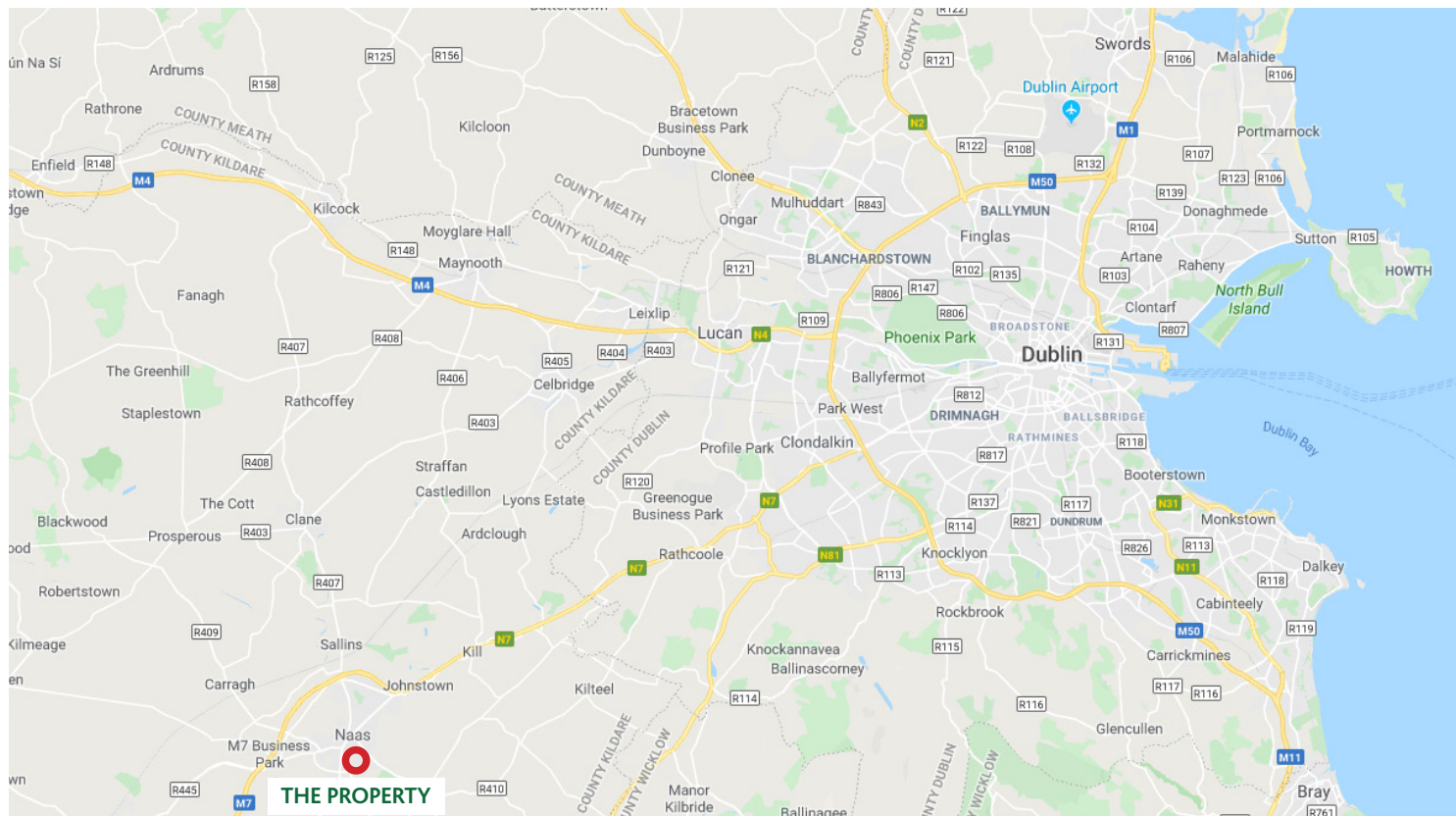
Oil fired central heating  
 Mains water  
 Mains sewerage

### Items Included in sale:

Fixtures & fittings.

# Directions

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## Directions:

Eircode  
W91 KDT8

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### Contact Information:

Sales Person  
Jill Wright  
045832020

## VIEWING

By prior appointment at any reasonable hour.

**BER**

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