

Residential

Coonan
PROPERTY



13 Oldtown Walk, Oldtown Demesne, Naas, Co. Kildare

- Immaculate A rated 3 bedroom semi-detached extending to approx. 1,350 sq.ft (125 sq.m)
- Accommodation comprises of hallway, w.c., utility press, kitchen/dining room, utility room, living room, three bedrooms, en-suite and family bathroom
- Approached by cobble lock drive with ample parking space for both cars along with side entrance
- Split level granite paving and cobble lock patio area with block built Shomera
- Excellent transport including Sallins/Naas Train link and easy access to M7 connecting to all other major networks

3 bedroom
Semi-Detached
approx. 1,350 sq.ft
(125 sq.m)

Guide Price:
€450,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	2.14m x 5.9m	Laminate wood flooring, smart storage, utility press and light fitting.
Guest Toilet	1.47m x 1.57m	Tiled flooring, w.c, w.h.b., shaving mirror with light, light fitting and extractor fan.
Living Room	3.41m x 4.21m	Feature bay window, laminate flooring, electric fire, light fitting and t.v. point.



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Kitchen/Dining Room 5.67m x 4.48m

Laminate flooring, wall and floor units, island with breakfast bar, double oven, electric hob, extractor fan, microwave, stainless steel sink, recessed lights and double doors leading to rear garden.

Utility

1.5m x 2m

Access to side, lino flooring, fully plumbed, light fitting and houses gas boiler.



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1st FLOOR:

Landing	1.2m x 3.8m	Carpet, light fitting and hot-press.
Master Bedroom	4.83m x 3.99m	Feature bay window, carpet, fitted wardrobes, light fitting.
Ensuite	2m x 2m	Tiled flooring, half tiled walls, w.c., w.h.b., shower cubicle with power shower, shaving mirror with light, light fitting, extractor fan and light fitting.



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Bedroom 2

3.14m x 3.47m

Carpet, fitted wardrobes and light fitting.

Bedroom 3

2.4m x 4.31m

Carpet, fitted wardrobes and light fitting.

Bathroom

1.17m x 2.92m

Tiled floor, partially tiled walls, w.c., w.h.b., bath, shaving mirror with light, light fitting, extractor fan and blinds.



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Shomera/office

2.79m x 3.57m

Fully wired, floored and insulated, suitable for an office with guest bathroo. fully tiled, with w.c., w.h.b., and recessed lights.





Garden

Split level garden with granite patio slabs, cobble lock patio, wall surround, garden area and side entrance with wooden gate.

Additional Information:

Overall size approx. 1,350 sq.ft (125 sq.m)
 Low maintenance, attractive red brick and render finishes
 'A' rated gas condensing boiler and multi-zone controls
 Heat recovery ventilation system giving fresh air throughout
 Smoke, heat and CO2 detectors
 Fully alarmed
 PVC fascia & soffits
 Under stairs smart storage
 Shomera

Services:

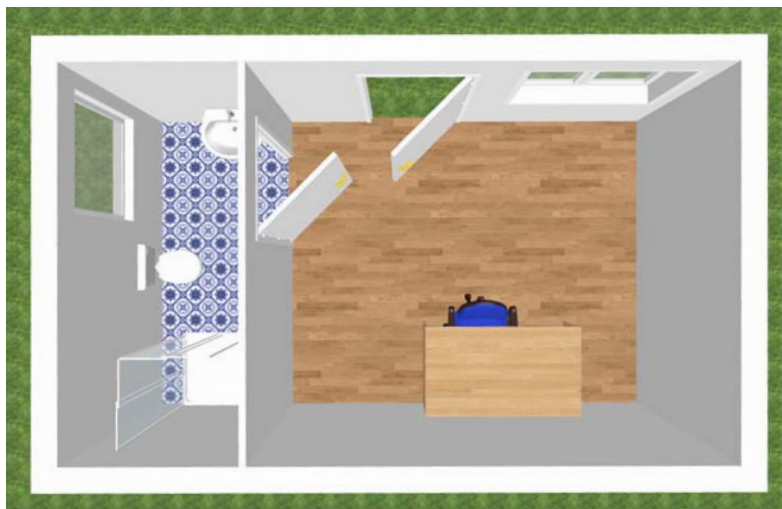
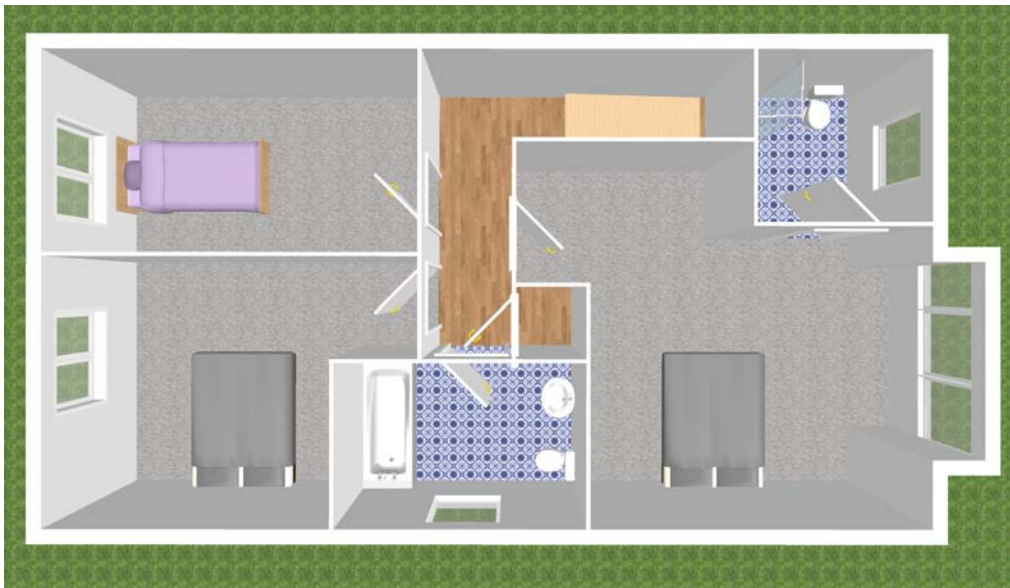
Gas fired central heating
 Solar panels for hot water
 Mains water
 Mains sewerage

Items Included in sale:

Double oven, electric hob, extractor fan, micro-wave and light fittings.

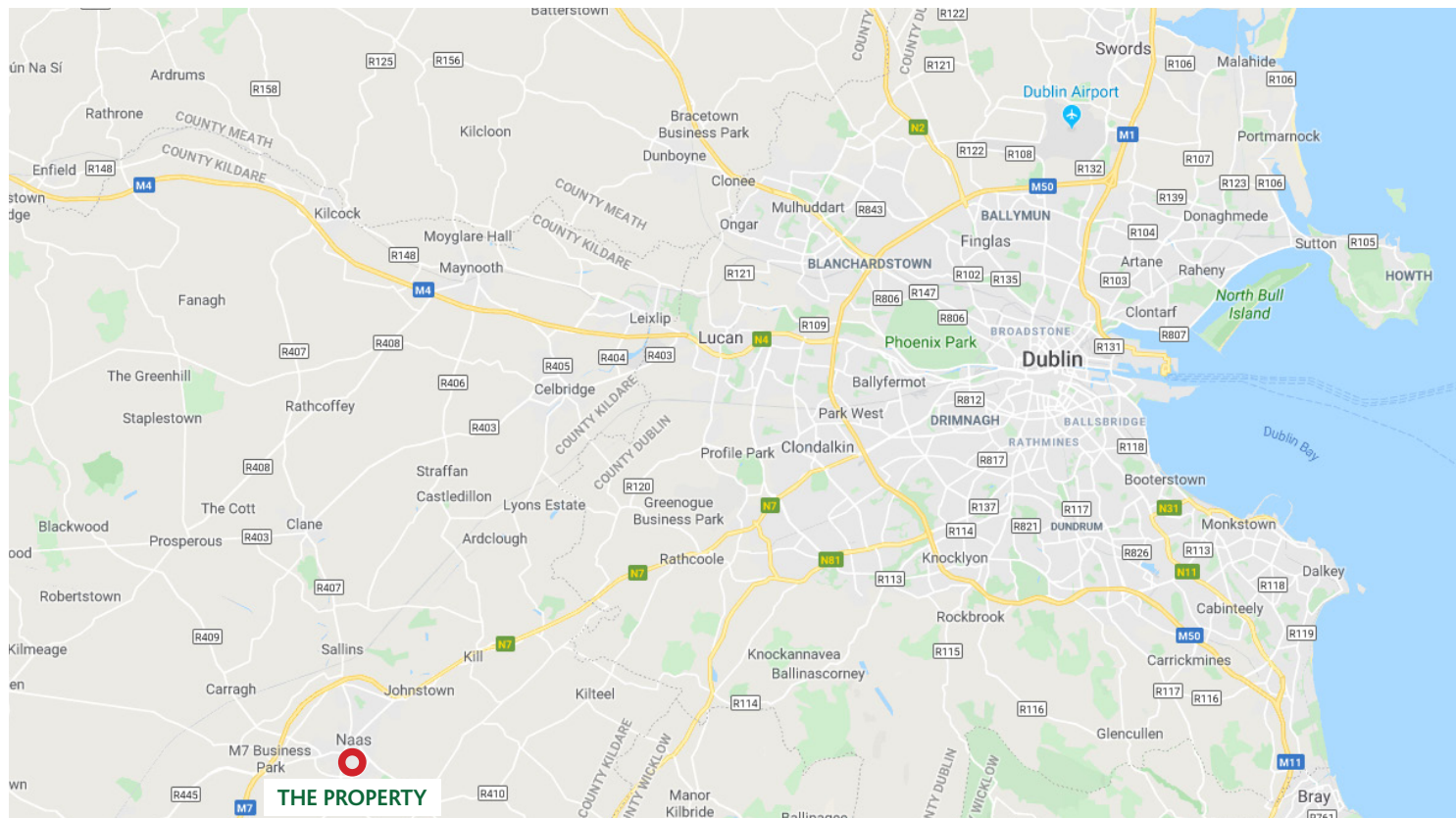
Floor Plans

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Directions

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Directions:

Eircode
W91 H9C7

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Contact Information:

Sales Person
Jill Wright
045832020

VIEWING

By prior appointment at any reasonable hour.

BER TBC

BER A3

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