

# Residential

# Coonan

PROPERTY



## Apt 18 Kerdiff Court, Naas, Co. Kildare

- Lovely two-bedroom own door apartment extends to approx. 75sq.m (810sq.ft)
- Accommodation comprises of entrance hallway, living room, kitchen/dining, twobedrooms and bathroom
- Secure gated community with electric gates, landscaped planting and green area, one designated car space and ample visitors parking
- Amazing local amenities including shops, shopping centres, pubs, restaurants, sports clubs, gyms, parks and the grand canal are within comfortable walking distance. There are many great primary and secondary schools in the locality
- Transport links include the train station at Sallins only 2km away and the national bus services are available from Naas. The M7 will take you to the M50 and access to all major national road networks

2 bedroom apartment  
extending to approx.  
75 sq.m (810 sq.ft)

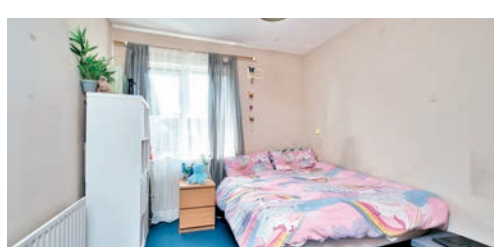
Guide Price:  
**€265,000**

Private Treaty

# Accommodation

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Entrance Hallway	1.28m x 3.89m	Fully carpeted hot-press and light fitting.
Living Room	4.78m x 4.69m	Fully carpeted, feature fireplace with electric fire insert and granite hearth with wood surround, coving, sliding doors leading out to balcony.
Kitchen/Dining	3.80m x 3.76m	Lino flooring, fully fitted kitchen, oven, hob, extractor, sliding doors leading out to balcony.
Master Bedroom	2.94m x 3.48m	Fully carpeted, fitted wardrobes, additional sockets, overlooking green.
Bedroom 2	3.66m x 2.72m	Fully carpeted, additional sockets, fitted wardrobes.
Bathroom		Bath, shower, tiled floor and partial wall tile, wash hand basin, w.c, shaving light.



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## Additional Information:

Alarmed  
Gross internal floor area approx. 75sq.m  
(810sq.ft)  
1 designated parking spot and visitors parking  
Bike lock ups  
Secure gated community  
Management fee €2050

## Items Included in Sale:

Oven, hob, extractor fan and light fittings.

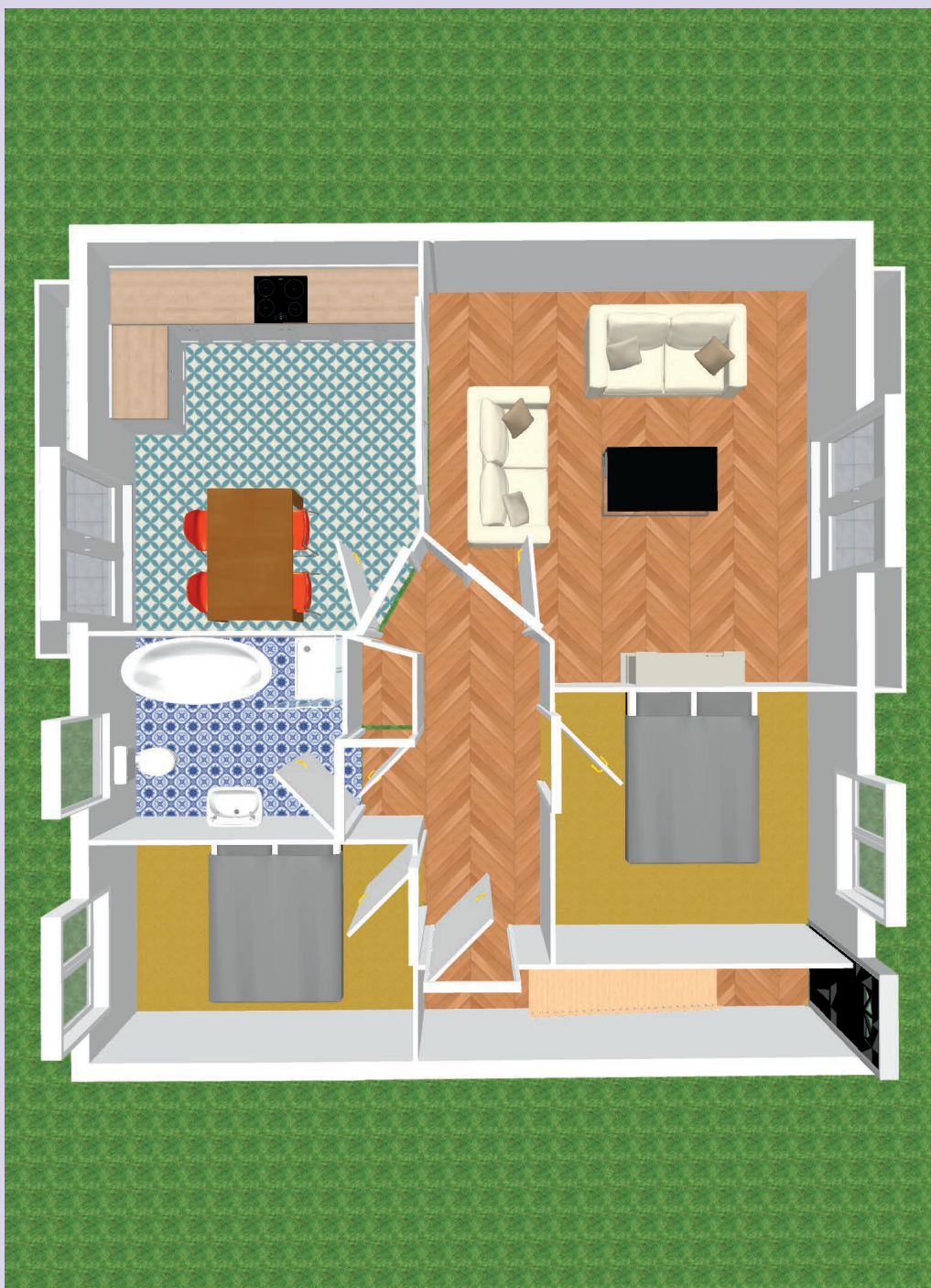
## Services:

Mains water  
Gas Central Heating



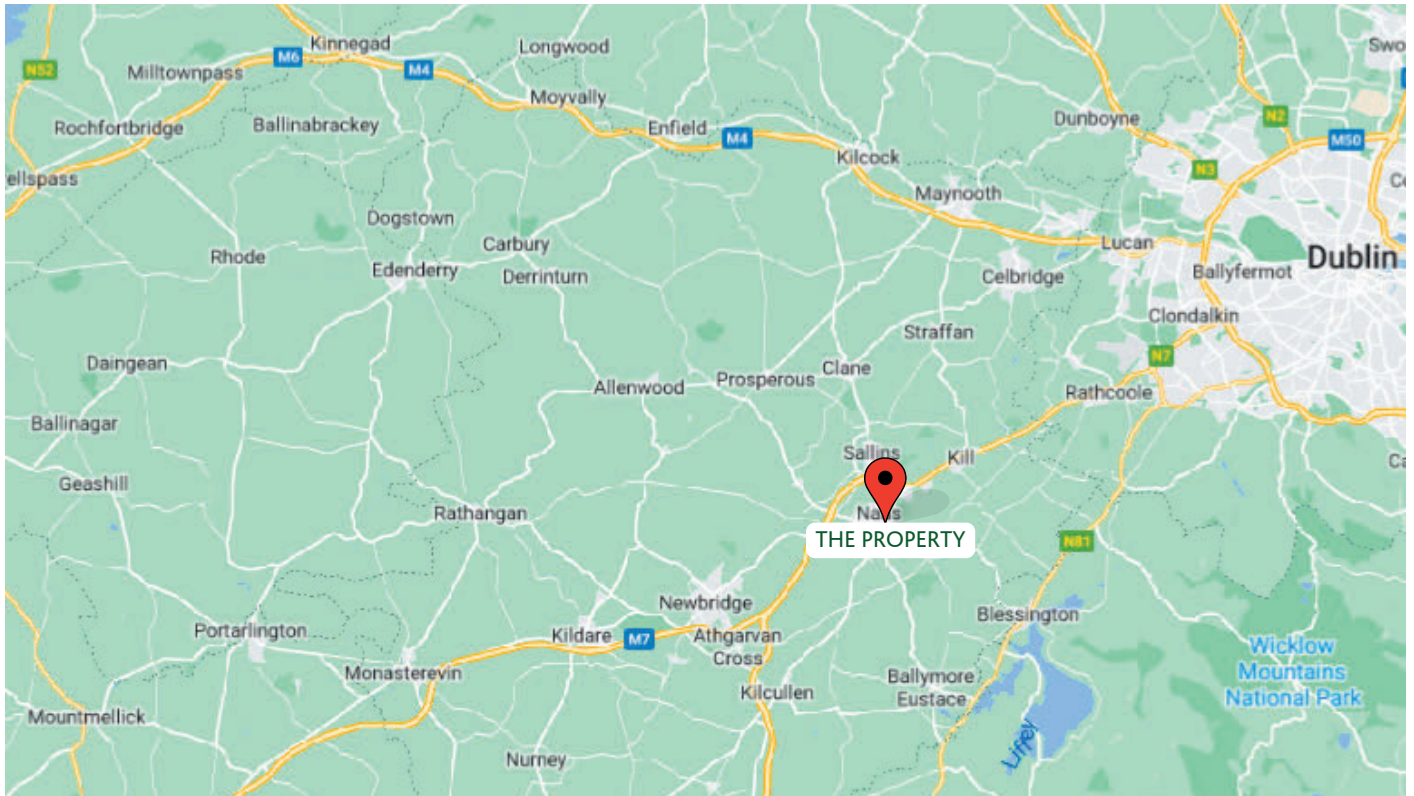
# Floor Plans

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# Directions

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## Directions

W91 W0C6

**BER**

**BER B3**

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Contact Information:

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## Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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