



SPACIOUS 3 BEDROOM SEMI-DETACHED DORMER BUNGALOW

72 Woodlawn, Allenwood, Naas, Co. Kildare, W91 F8C6

GUIDE PRICE: € 295,000



PSRA Reg. No. 001536

**72 Woodlawn, Allenwood, Naas,
Co. Kildare, W91 F8C6**

DESCRIPTION:

No. 72 Woodlawn is a spacious 3 bedroom semi-detached dormer bungalow with a large, private rear garden in a cul-de-sac location in the desirable Woodlawn development. The property extends to circa 113 sq.m (1,216 sq.ft) and benefits from Oil fired central heating, PVC double glazed windows, PVC fascia and soffits and a low maintenance brick/dashed exterior. Built circa 2007, it is presented in excellent condition throughout. There are a host of amenities within walking distance including shops, schools, pubs, butchers, church, creche and a regular bus service to Dublin. There is also easy access by car to the M7 and M4 Motorways providing excellent links to Dublin and surrounds.

FEATURES:

- * Oil fired central heating
- * PVC double glazed windows
- * Security alarm
- * Low maintenance brick/dashed exterior
- * Large private rear garden
- * Situated in cul de sac
- * Desirable development
- * c. 1,216 sq.ft. / c. 113 sq.m. of accommodation

ACCOMMODATION:

Entrance Hall: 4.55m x 1.90m
Tiled floor, recessed lights.

Guest WC:
Tiled floor, w.c., w.h.b.

Sitting Room: 5.02m x 3.50m
With solid wood floor, coving, wood surround fireplace.

Kitchen/Dining Room: 3.30m x 8.30m
With tiled floor, cream built in ground and eye level units, recessed lights, electric oven, whirlpool hob, extractor.

Utility Room:
Tiled floor, cream built in ground and eye level units, plumbed.

Bedroom 3: 2.95m x 2.70m

UPSTAIRS

Bedroom 1: 4.95m x 2.70m
With built in wardrobes.

En-Suite:
Fully tiled, w.c., w.h.b., electric shower.

Bedroom 2: 3.75m x 3.72m
With double built-in wardrobes.

Bathroom: 2.55m x 2.10m
Fully tiled, w.c., w.h.b., bath with shower attachment.

Hotpress:
Shelved with immersion.

OUTSIDE:

Gated access to rear.

SERVICES:

Mains water, mains drainage, refuse collection, oil fired central heating.

INCLUSIONS:

TBC

SOLICITOR:

Reidy Stafford Solicitors, Moorefield Road,
Newbridge, Co. Kildare

BER: C1

CONTACT:

Mark Neylon
M: 085 1226720 T: 045-433550
E: mark@jordancs.ie





**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**



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