

# Residential

**Coonan**  
PROPERTY



## 38 Alexandra Park Clane, Co. Kildare

- A superb and spacious 3 bed townhouse in the highly sought after Alexandra Park development.
- Presented in immaculate condition throughout – ready to move straight in!
- 3 large double bedrooms and 3 bathrooms
- Extending to approx. 107 sq. m (1,150 sq. ft)
- Ideally located just a short stroll from Supervalu, Clane village, schools and bus stops

**3 Bedroom  
Townhouse**  
Extending to  
Approx. 1,150 sq. ft

Guide Price:

**€250,000**

**Private Treaty**



# Accommodation

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## Entrance Hall

**4.7m x 2.09m**

Under stairs storage, alarm panel, under stairs storage, wood floor.

## Guest Toilet

Tiled floor & splashback, W.C. & W.H.B.

## Sitting Room

**4.67m x 4.48m**

point, wood floor.

Fireplace with gas inset with granite heart and surround. TV

## Kitchen

**5.40m x 2.31m**

Fitted floor & wall units, tiled splash back, laminate countertop, 4 ring hob, oven, and integrated dishwasher, and plumbed for washing machine, tiled floor.

## Landing

**3.51m x 1.12m**

Hotpress off.



# Accommodation

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Master Bedroom  
Ensuite

**4.75m x 3.89m**  
**2.41m x 1.80m**

Fitted wardrobes, wood floor.  
Tiled floor, tiled splashback, W.C. & W.H.B., shower, towel heated rail.

Bedroom 2

**3.15m x 3.91m**

Fitted wardrobe, phone point, carpet.

Bedroom 3

**2.96m x 4.24m**

Fitted wardrobe, carpet floor.

Bathroom

**1.87m x 2.33m**

Bath, shower, W.C. & W.H.B., tiled floor, tiled splashback.





# Additional Information

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- Built 2005
- Approx. 107 sq. m /1,150 sq. ft.
- East facing rear garden
- Security alarm
- Smoke alarm
- Double glazed windows
- PVC fascia & soffit
- Gas fired central heating
- Garden shed
- Outside tap
- Cul de sac location

2nd floor

1.80m x 2.39m

## Included in sale

Carpets, curtains, blinds, light fitting, dishwasher, washing machine.

## Viewing

By prior appointment at any reasonable hour.

## BER

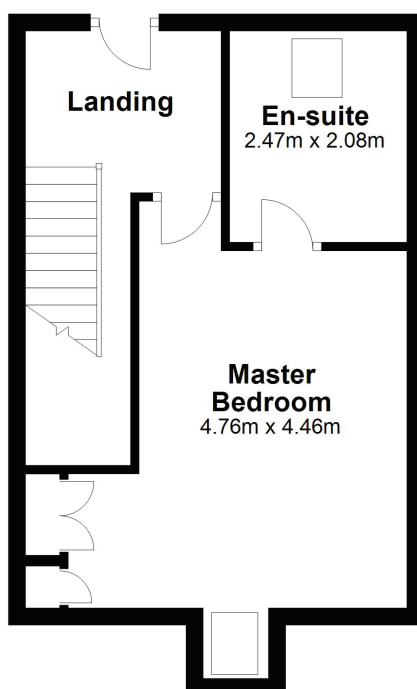
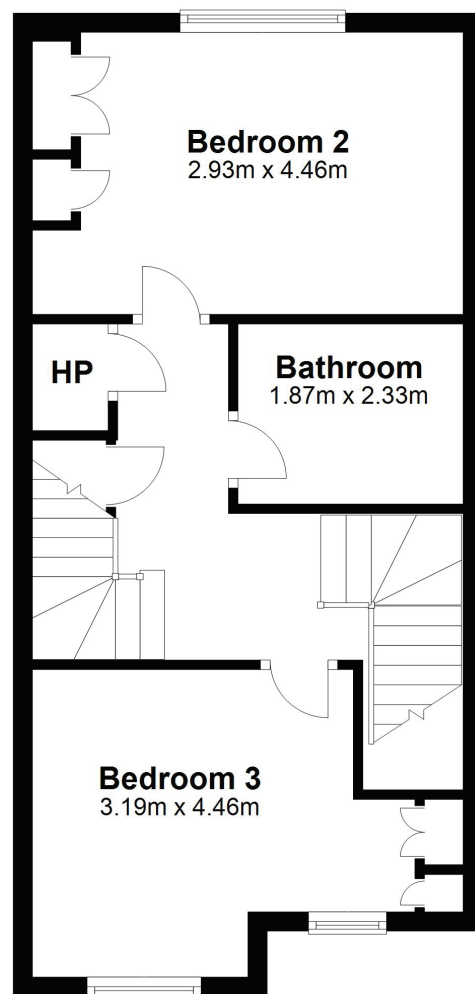
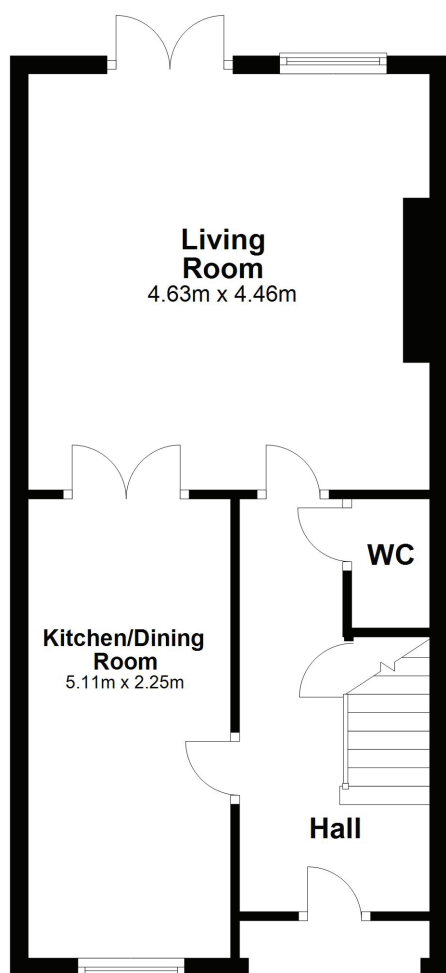
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# Floor Plans

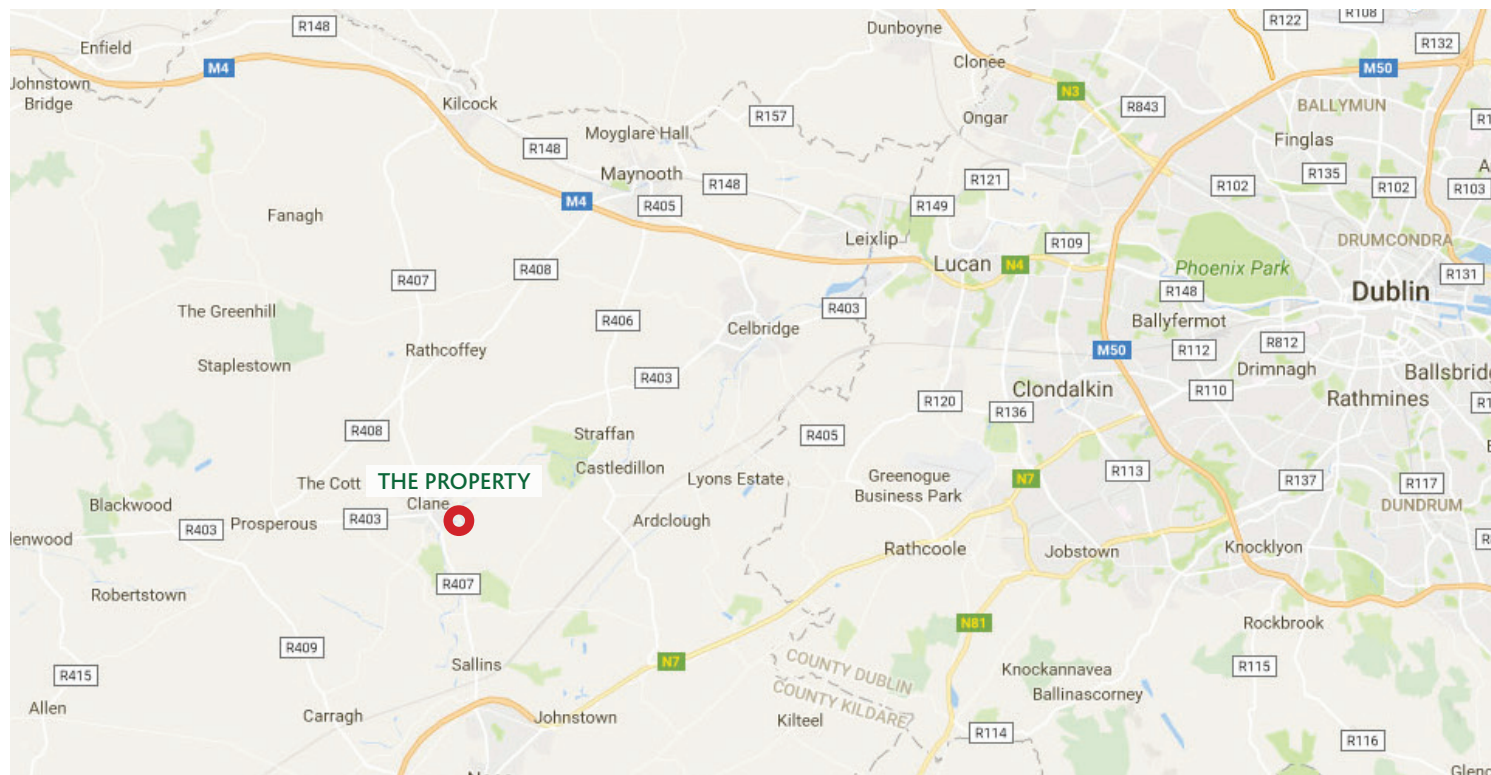
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# Directions

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## Directions

Enter Alexandra Park and take 1st left at the roundabout, turn left again and the property is identified by our for sale sign.

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### Contact Information

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