

Residential

Coonan
PROPERTY



822 Ladycastle, The K-Club, Straffan, Co. Kildare

- Exceptional two bedroom ground floor apartment with own door access extending to approx. 108 sq.m. (1,163 sq.ft.)
- Briefly comprises hallway, guest w.c., living/dining room, kitchen/dining and two bedrooms with ensuites
- Excellent standard of finish with feature Waterford Stanley electric fireplace, newly laid carpets, oak hardwood floors, jacuzzi bath, surround sound, custom coving and architrave finish
- Situated overlooking the 18th green of the Arnold Palmer designed south course with south facing terrace offering a perfect vantage point to admire the stunning surroundings
- The K-Club is one of Ireland's most exclusive private developments offering 550 acres of spectacular grounds with two world class golf courses, 5 Star K-Club hotel, spa and leisure centre, tennis court a host of restaurants and bars
- Viewings are a must for this luxury apartment

2 bedroom apartment
extending to approx.
108 sq.m (1,163 sq.ft)

Guide Price:

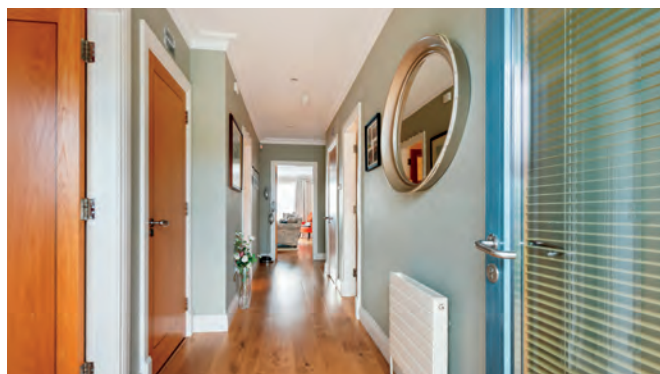
€395,000

Private Treaty

Accommodation

Coonan
PROPERTY

| | | |
|------------------------|--------------|--|
| Entrance Hallway | 1.54m x 7m | Solid oak wood flooring, utility closets and recessed lights. |
| Guest Bedroom | 2m x 2.16m | Tiled flooring, partially tiled walls, w.c., w.h.b., recessed lights. |
| Living/ Dining Room | 4.3m x 5.83m | Solid oak wood flooring, feature Stanley electric fireplace, recessed lights, TV point and surround sound speakers with control system. |
| Kitchen/Dining | 2.41m x 4m | Fitted wall and floor units, electric hob, extractor fan, integrated oven, microwave, stainless steel sink, hardwood worktop, breakfast bar and recessed lights. |



Accommodation

Coonan
PROPERTY

Master Bedroom

4.3m x 7.2m

Carpet, recessed lights, fitted wardrobes, surround sound, cobble locked terrace that overlooks the 18th green of Palmer south course.

Ensuite

Fully tiled, jacuzzi bath, shower cubicle, w.c., w.h.b., fitted mirror, shaving light and recessed lights

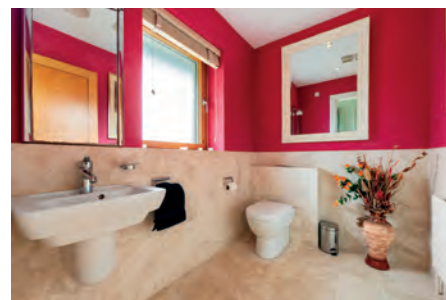
Bedroom 2

4.37m x 4.4m

Carpet, fitted wardrobes, shelving and recessed lights.

Ensuite

Tiled flooring, partially tiled walls, shower cubicle, w.c., w.h.b., mirror with shaving light and recessed lights.



Accommodation

Coonan
PROPERTY

Additional Information:

Surround sound with control panels in each room
Gross internal floor area approx. 108 sq.m. (1,163 sq.ft.)
Private gated development
Easy access onto the Palmer South course
Leisure centre with spa & gym
Choice of restaurants and bars
Stunning walks within the resort

Common area service charges €2,542 per annum
Apartment service charges €2,126 per annum
Ownership comes with two mandatory golf memberships with annual fees of €6,500 for one person and €3,250 (50% reduction) for spouse/partner.

Items Included in Sale:

Electric hob, extractor fan, integrated oven and microwave.

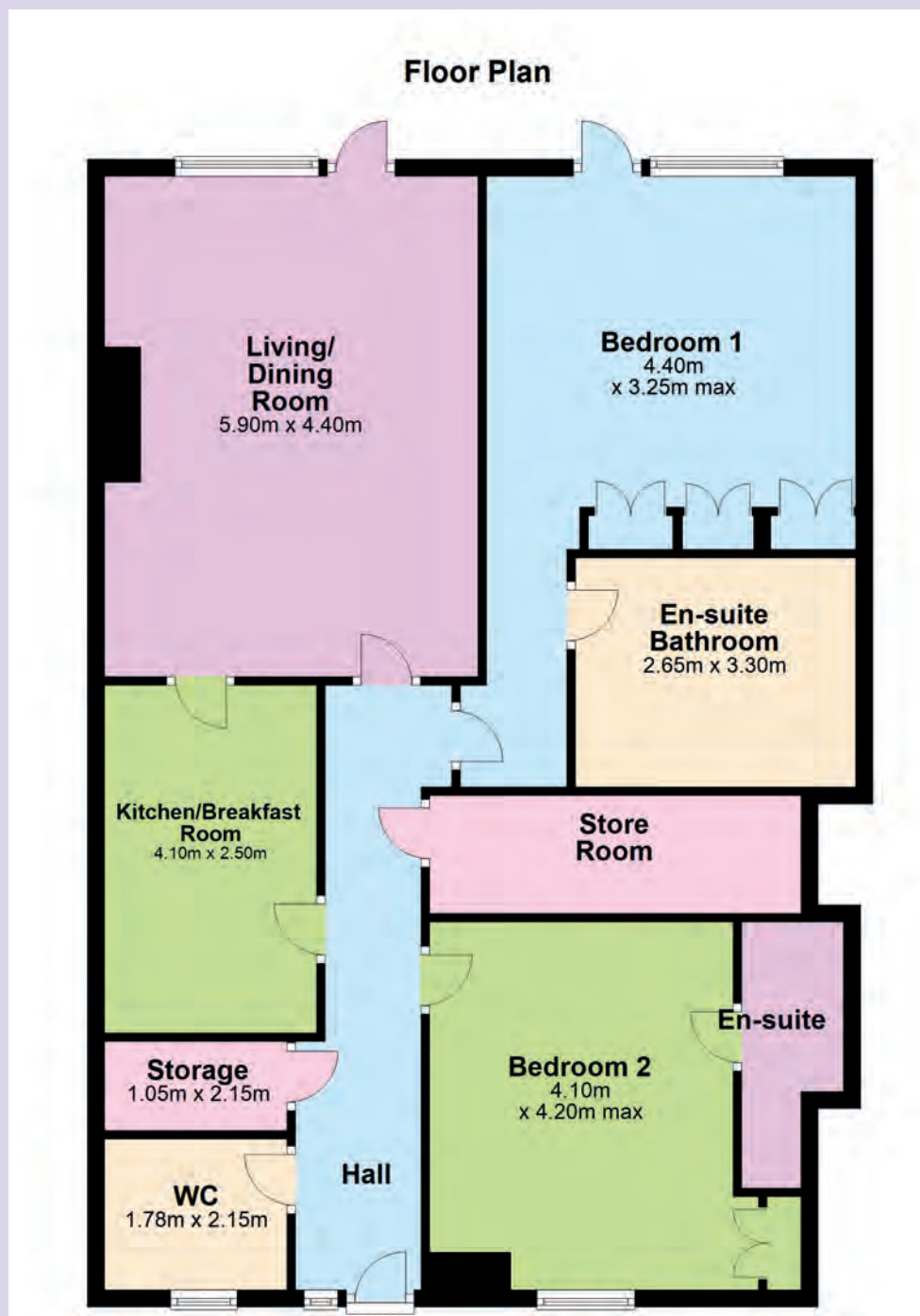
Services:

Mains water
Gas fired central heating



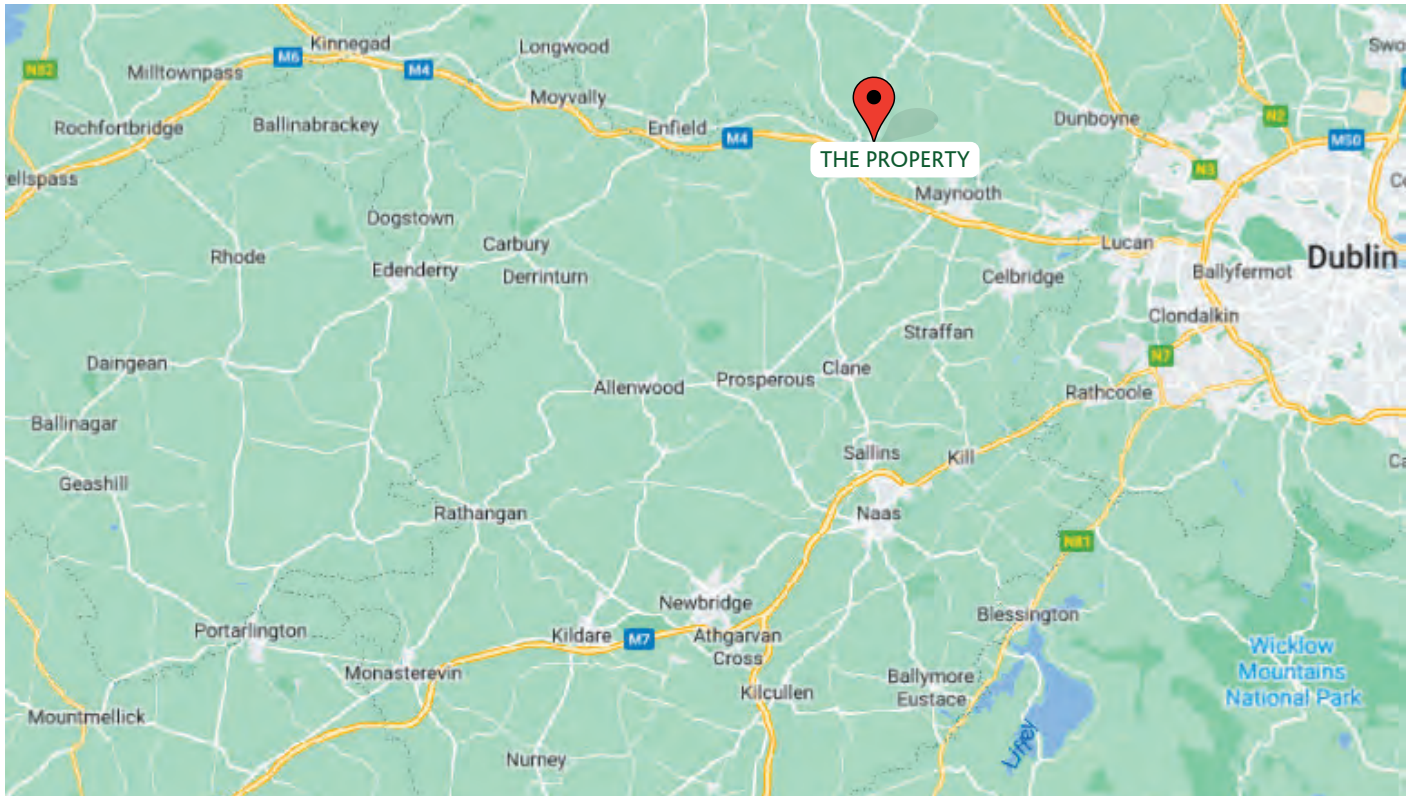
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions:

W23 DW21

BER

To be confirmed.

VIEWING

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Jill Wright

016286128

jillw@coonan.com

COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

coonan.com