



100 Alexandra Walk, Clane, Co. Kildare

- Excellent "B" rated extended two-bedroom semi-detached house extending 88.sqm/947sq.ft
- Accommodation comprises of entrance hallway, kitchen/dining room, living room, two bedrooms, en-suite and family bathroom
- Presented to an excellent standard throughout, with features including upgraded bathrooms, a cobblelock driveway, and a beautifully landscaped rear garden complete with a garden shed, all contributing to this superb family home.
- Alexandra Walk is within easy walking distance of Clane, a vibrant and highly sought-after village renowned for its strong community spirit and excellent range of amenities, including shops, primary and secondary schools, crèches, churches, cafés, restaurants, pubs, and an extensive selection of sporting and leisure facilities such as tennis, golf, rugby, and GAA clubs.
- Ideally positioned for commuters, with regular bus services (routes 120 and 123), rail links available from Sallins and Maynooth, and convenient access to the M4 and M7 motorways. The property is located approximately 9km from Naas and 28km from Dublin City Centre

2 bedroom semi-detached house
extending to approx.
88 sq.m (947 sq.ft)

Guide Price:

€345,000

Private Treaty

Accommodation

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Entrance
Hallway

1.83m x 5.29m

Tiled floor, radiator cover, understairs smart storage, cloakroom closet.

Utility closet

1.20m x 0.96

Plumbed for washing machine, space for dryer, fitted shelving.

Main Bathroom **2.22m x 2.36m**

Porcelain tiles, bath, w.c., w.h.b. with soft close vanity unit, towel radiator, led mirror.



Accommodation

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Living Room

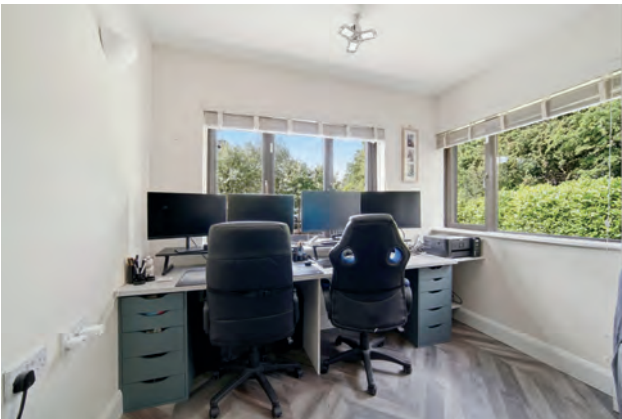
6.38m x 3.13m

12mm laminate floor, dual aspect, built-in TV unit with shelving, vertical radiator, USB points.

Kitchen/
Dining

4.43m x 5.00m

Tiled wood effect floor and skirting, fully fitted soft close kitchen, ample worktop space, glass display wall units with lighting, wine rack, Electrolux oven, Hotpoint hob, extractor fan, splash back tiles, composite sink, additional sockets and USB points, vertical radiator, led lighting, French doors to rear garden.



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Landing	1.63m x 1.25m	Utility closet, hardwood staircase to ground floor.
Master Bedroom	3.99m x 4.15m	12mm laminate floor, fitted wardrobes, nice annex window overlooking the front, recessed storage space.
En-suite	1.64m x 1.78m	Tiled floor and walls, shower enclosure with recessed shelf and Triton electric shower, w.c., w.h.b. with soft close vanity unit, towel radiator, mirror.



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Bedroom 2

2.90m x 3.53m

12mm laminate floor, slide robes with shelving and drawers, fitted wardrobes, nice annex window overlooking the rear garden.

Garden

Spacious granite patio area thoughtfully divided between an outdoor seating space and garden area, complemented by raised flower beds. Additional features include an outdoor power point, outdoor tap, and a walled boundary providing excellent privacy. The rear garden benefits from a block-built shed (3.23m x 1.50m), a stainless-steel side shed for extra storage, and a wide gated side entrance with secure pedestrian access.



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Additional Information:

Built in 2007
Extension 2016
New windows installed 2023 (except bathrooms)
Front externally wrapped 2024

Entrance Driveway:

Cobble lock drive with generous side entrance.

Items Included in sale:

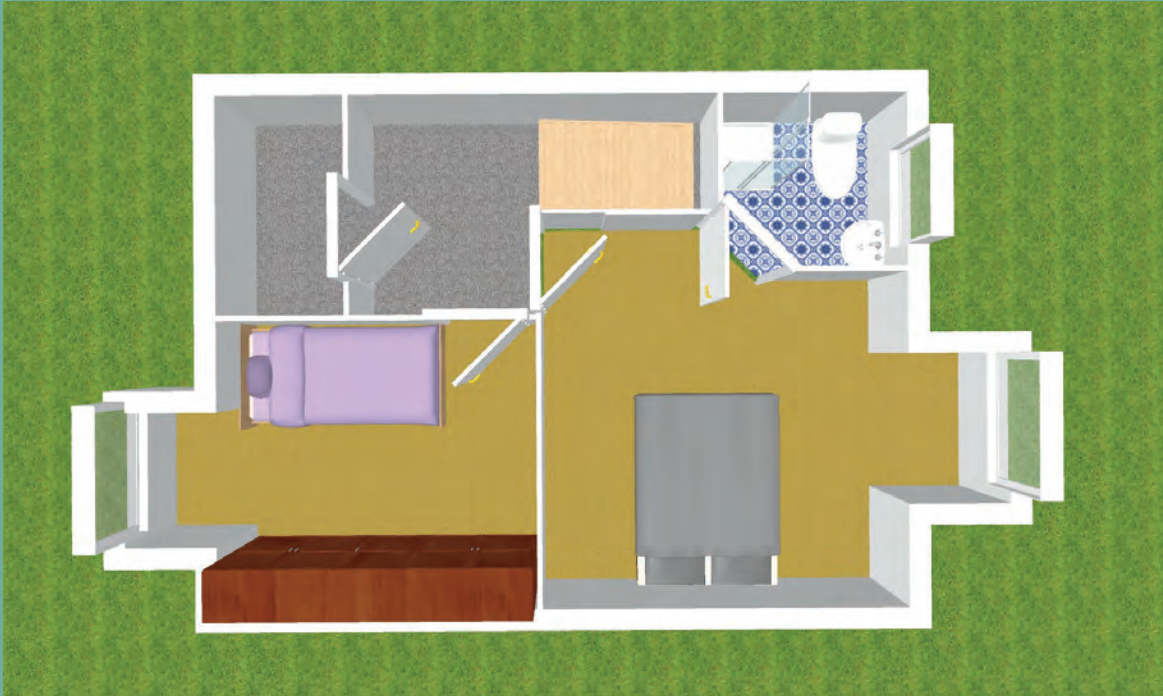
Fixtures, fittings and blinds, oven and hob, stainless steel shed.

Services:

Mains Water
Gas

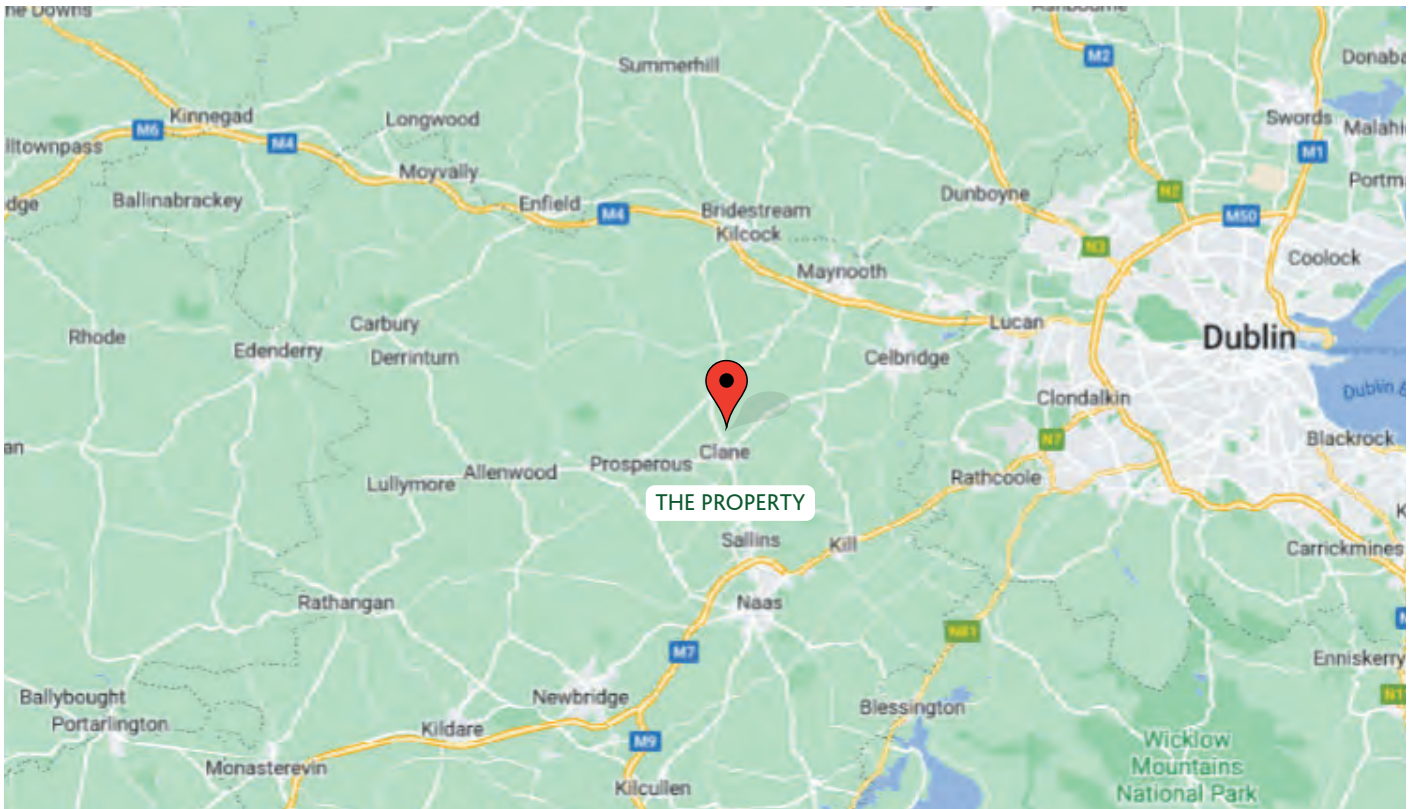


Floor Plans



Directions

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Directions

W91 F2Y1

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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