

Residential

Coonan
PROPERTY



4 St. Johns Park South, Johnstown, Naas, Co. Kildare

- Luxurious, 5 bedroom residence extending to approx. 3,400 sq.ft set on a superb approx. 0.5 acre site
- Generously proportioned living accommodation with rooms to suit any family needs including study, playroom, gym or home office
- Exceptional finish throughout which includes underfloor heating, cat 5 network cabling, central vacuum system, cctv security cameras and surround sound speakers to name but a few
- Stunning rear garden which faces south and features a large Indian Sandstone patio area, water features, a beautiful gazebo style garden room and meticulously maintained lawns
- Double front cobble locked driveway with parking for 4 – 5 vehicles
- Detached garage with space to park 2 cars and offering further potential for development.
- Thoroughly private property with mature hedging and trees on all sides
- One of Kildare's most sought after developments with easy access onto the M7 motorway and just 30 minutes from Dublin City centre

PSRA No. 003764 coonan.com

5 bedroom
Detached
approx. 3,400 sq.ft

Guide Price:
€850,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Foyer		Marble tiles, coving, recessed lights, curtains & blinds, double doors.
Entrance Hallway		Coving, recessed lights, surround sound speakers, marble floor, under stairs storage.
Sun Room	5.4m x 4.6m	Marble floor, double doors leading to garden and wall lights.
Guest Toilet	5.4m x 4.6m	Marble tiles on the floor, half tiled walls, w.c & w.h.b., fitted mirror, extractor fan, recessed lights.



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Dining Room

4.1m x 4.0m

Oak floors, coving, surround sound speakers, double French door to garden.

Kitchen

5.4m x 3.9m

Marble floor, shaker style fitted wall & floor units, granite worktops and upstand, Range Master cooker, Miele microwave, Miele dishwasher and American style fridge – freezer.

Utility

Fitted units, fully plumbed, stainless steel sink, recessed lights and door to the rear.

Breakfast Area

5.8m x 3.1m

Marble floor, TV point, surround sound speakers, recessed lights, large bay window and blinds.



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Living Room

5.4m x 4.6m

Coving, surround sound speakers, new carpet, wall lights, raised marble surround fireplace with gas fire insert.

Playroom

5.4m x 5.0m

Oak floors, surround sound speakers, wall lights, TV point, blinds and curtains.

Study

4.0m x 3.9m

Coving, surround sound speakers, wall lights, TV pint, new carpet, marble fireplace with granite hearth and gas insert.



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1st FLOOR:

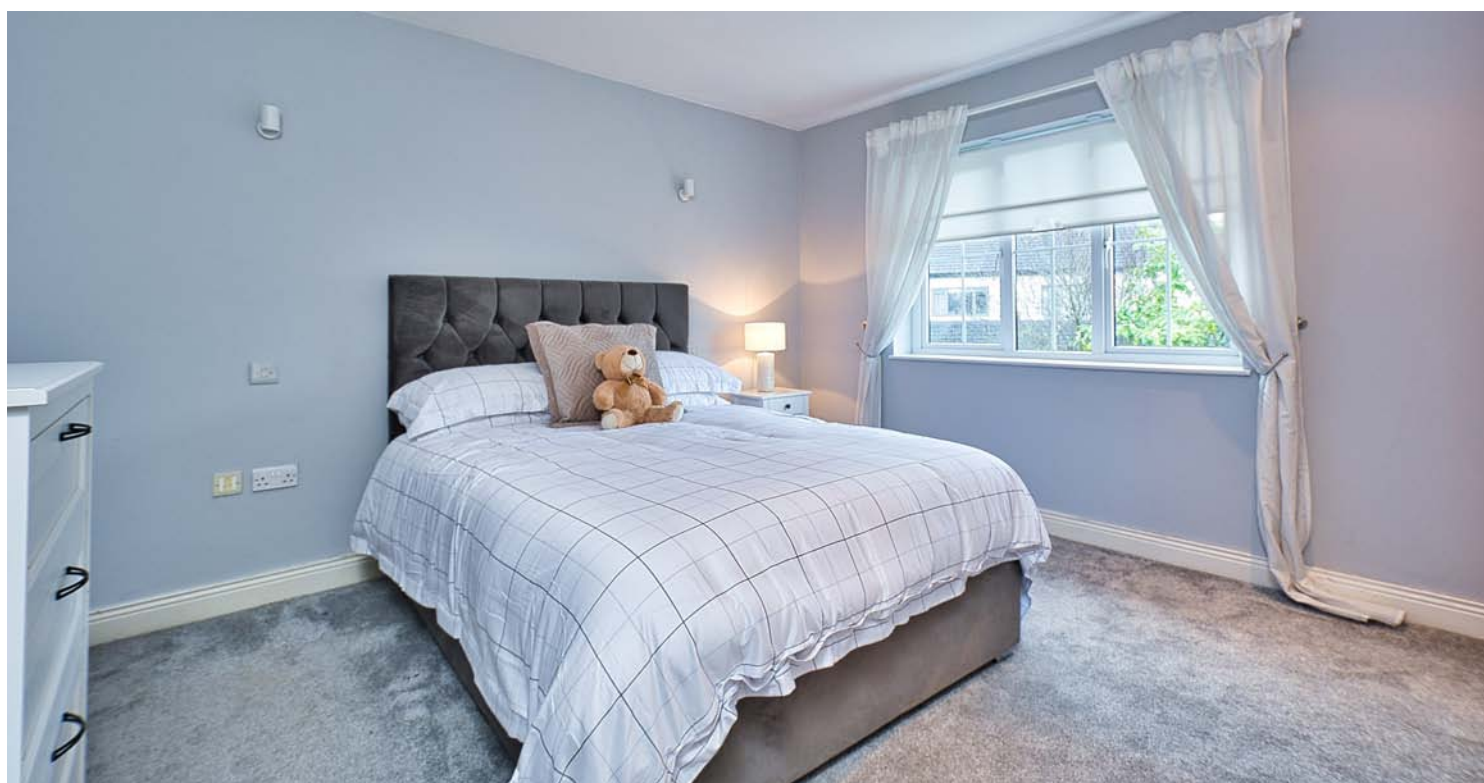
Landing		New carpet, recessed lights, natural light tunnel, emergency lighting, Stira folding stairs to the attic and hotpress access.
Master Bedroom	4.5m x 4.4m	New carpet, fitted wardrobes, bay window, wall lights and tv point.
Ensuite	3.24m x 4.16m	Tiled flooring, w.h.b., w.c., shower cubicle with power shower and light fitting.



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Bedroom 2	4.5m x 3.9m	New carpet, curtains & blinds, fitted wardrobes and t.v. point.
Bedroom 3	3.9m x 3.9m	Carpet, fitted wardrobes, recessed lights and curtains.
Bedroom 4	4.2m x 3.9m	Carpet, blinds, light fitting and walk in wardrobe.
Ensuite	1.77m x 2.26m	Fully tiled, w.c & w.h.b., shower with Triton T90sr, extractor fan and light fitting.



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Bedroom 5

3.4m x 3.3m

New carpet, fitted wardrobes, recessed lights, curtains and blinds.

Bathroom

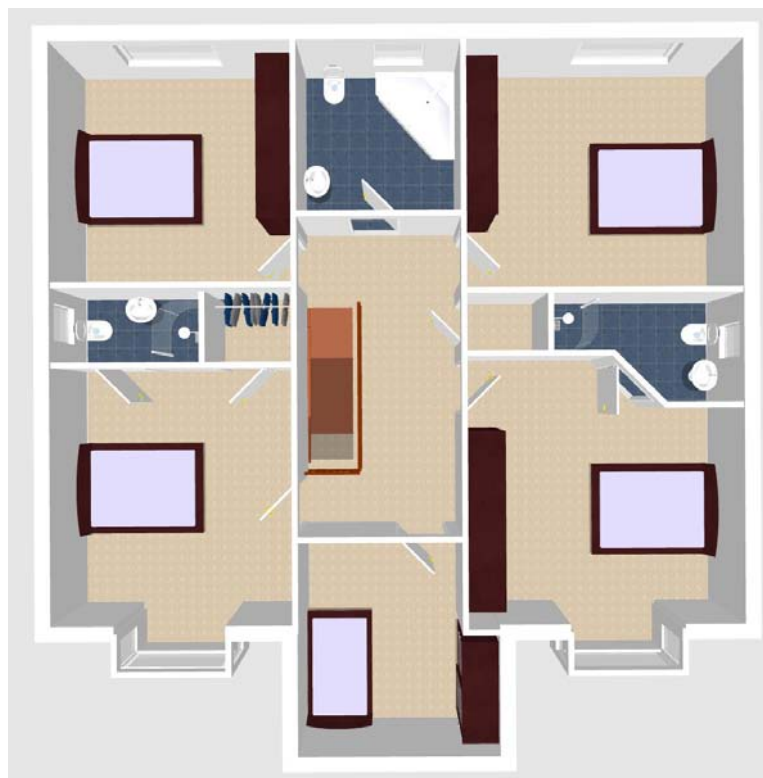
2.8m x 2.7m

Fully tiled, Jacuzzi bath, w.c & w.h.b, heated towel rail and recessed light.



Floor Plans

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Additional Information:

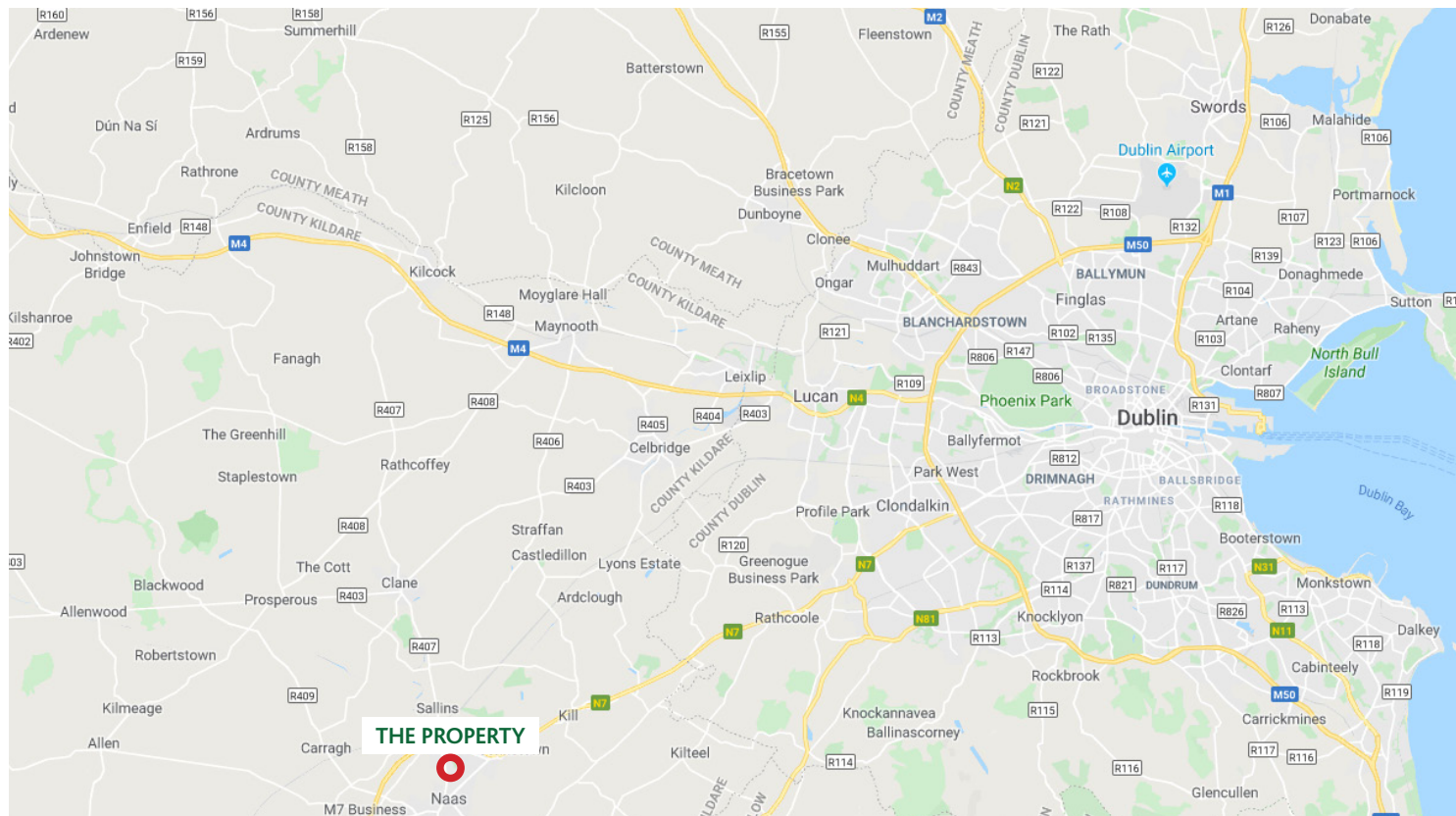
Central vacuum system
 Emergency lights
 0.5 acres site
 Double fronted
 Cobbleleock driveway
 Sandstone patio area
 Raised flower beds
 2 sandstone water features
 Sandstone walk way
 Decking
 Garden room (insulated with electricity supply)
 Garden lights
 Pergola
 Double side access

Items Included in sale:

Range Master cooker,
 Miele microwave, Miele
 dishwasher and American
 style fridge-freezer.

Directions

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Directions:

Eircode
W91 AD73

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Jill Wright
045832020

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