

Residential

Coonan
PROPERTY



28 Elsmore Grove, Naas, Co. Kildare

- Immaculate A rated four bedroom semi detached extending 130 sq.m
- South west facing garden with granite patio, lawn and garden shed
- Approached by paved drive with ample parking overlooking the park
- Elsmore is situated within 1km of Naas town centre, with all amenities including shops, shopping centres, schools (both primary and secondary), pubs, restaurants, parks, playgrounds, sports and leisure clubs are close at hand
- Excellent transport links with Sallins Arrow train service. M7 provides three lane carriageways to the M50 and all major road networks. Regular bus services are available from the main street to Dublin city centre and Dublin airport
- Excellent amenities with canal walks, Punchestown, and a park at one's doorstep

4 bedroom
Semi-Detached
approx. 130 sq.m

Guide Price:
€475,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.6m x 6.36m	Semi solid flooring and led down lights.
Guest W.C.	1.56m x 1.48m	Tiled flooring, w.c., w.h.b., fitted mirror and led light fitting.
Living Room	3.92m x 4.58m	Semi solid flooring, feature wall mounted electric fire, integrated t.v. units, led light fittings and t.v. and data points



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Kitchen/Dining Room 5.41m x 5.1m

Semi solid flooring, wall and floor units, marble effect worktop with upstand, usb point and French doors leading to rear garden.

Utility

2m x 2.5m

Semi solid flooring, fully plumbed and led light fitting.



Accommodation

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1st FLOOR:

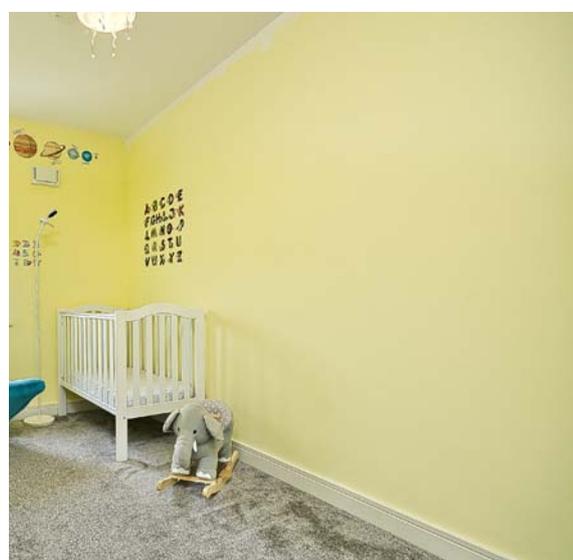
Landing	2.67m x 2.87m	Carpet, hot-press and led light fitting.
Master Bedroom	3.27m x 4.9m	Carpet, fitted wardrobes, integrated office desk with roller draws, tv, usb and data point and light fitting.
Ensuite	1.78m x 1.67m	Fully tiled, shower cubicle., w.h.b., w.c., light fitting and extractor fan.



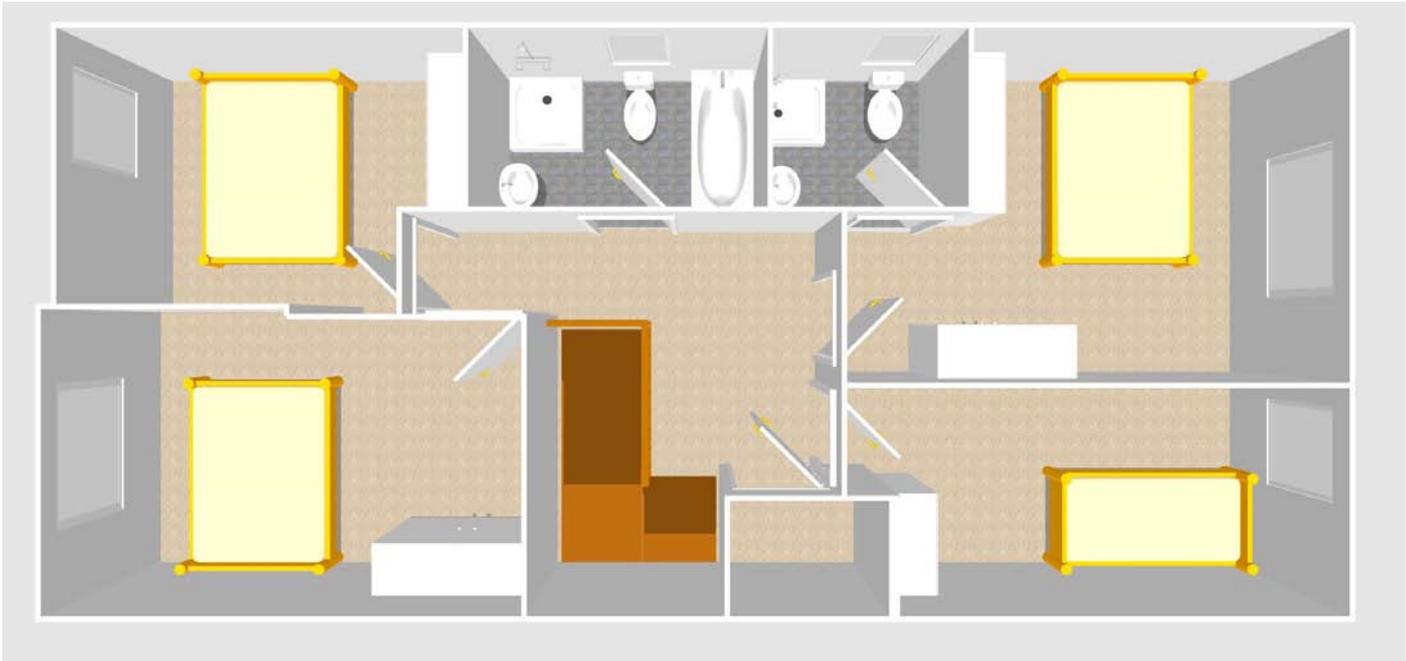
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Bedroom 2	3.13m x 2.55m	Carpet, fitted wardrobes and light fitting.
Bedroom 3	2.82m x 4.6m	Carpet, fitted wardrobes and light fitting.
Bedroom 4	2.12m x 4.91m	Carpet, fitted wardrobes and light fitting.
Bathroom	2.71m x 1.68m	Fully tiled, bath, shower, w.h.b., w.c. and vanity mirror.



Floor Plans





Garden

Granite patio area, lawned area, power point, wood fence panelling, large side entrance and wood panelled gate.

Additional Information:

- South/west facing rear garden
- Overall size approx.
- Outside tap
- Limestone window surround sills
- Photovoltaic solar panels
- Upvc double glazed window with low u value (1.2w)
- A rated condensing boiler
- Zoned heating system
- Multi locking system with all window and doors
- Solid timber doors

Services:

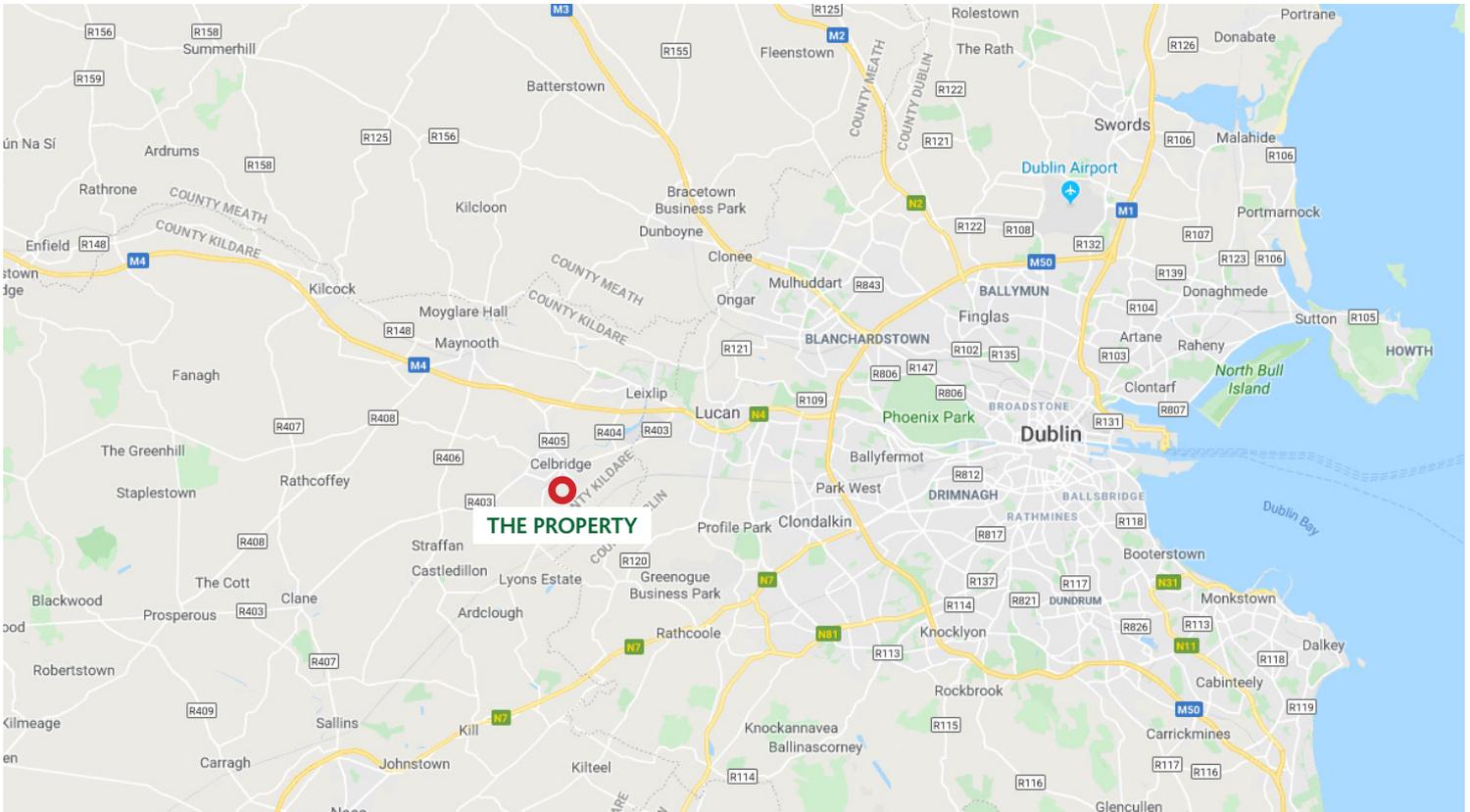
- Gas central heating
- Mains water
- Mains sewerage

Items Included in sale:

To be confirmed

Directions

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Directions:

Eircode
W23V270

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Contact Information:

Sales Person
Mick Wright
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER

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