

# 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.

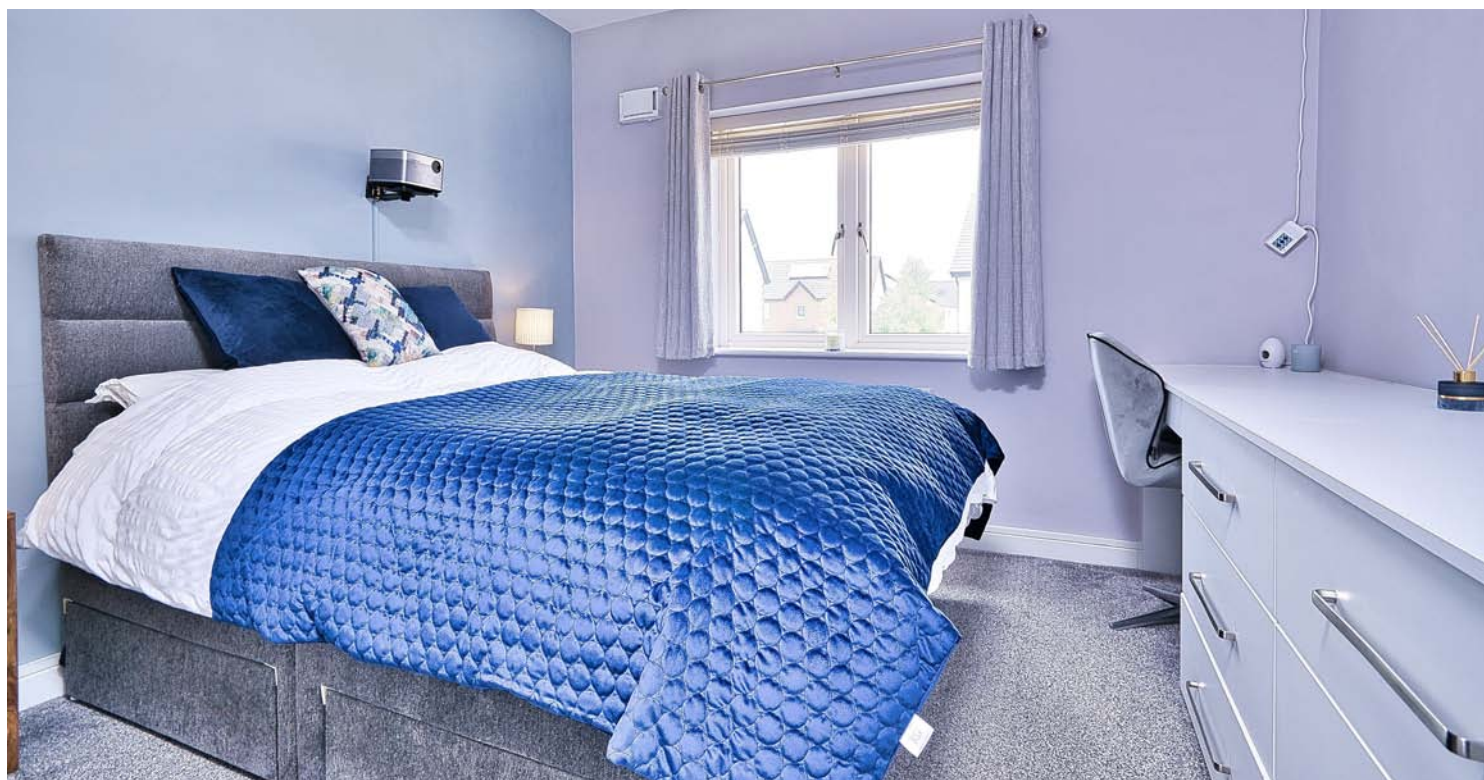


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## 1st FLOOR:

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.

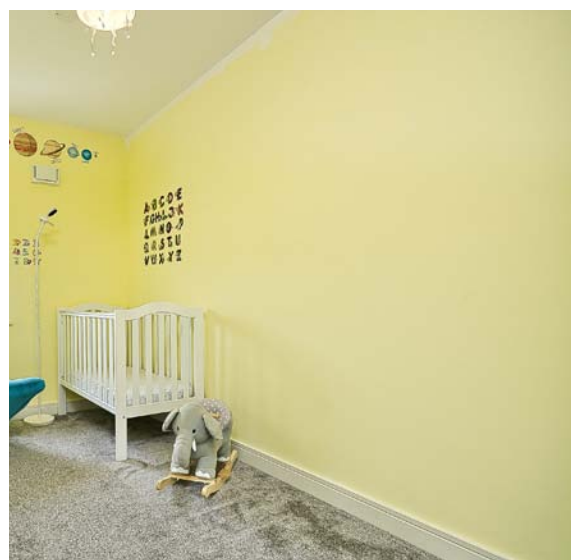




# Accommodation

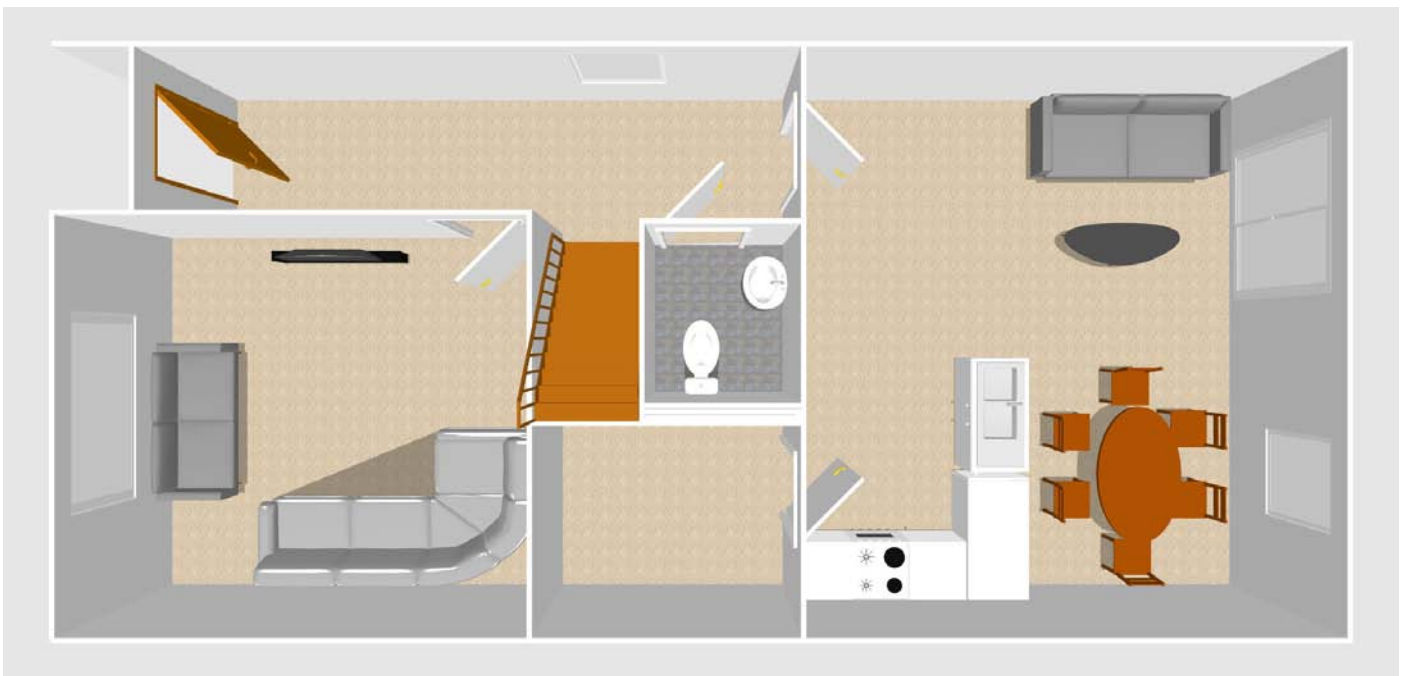
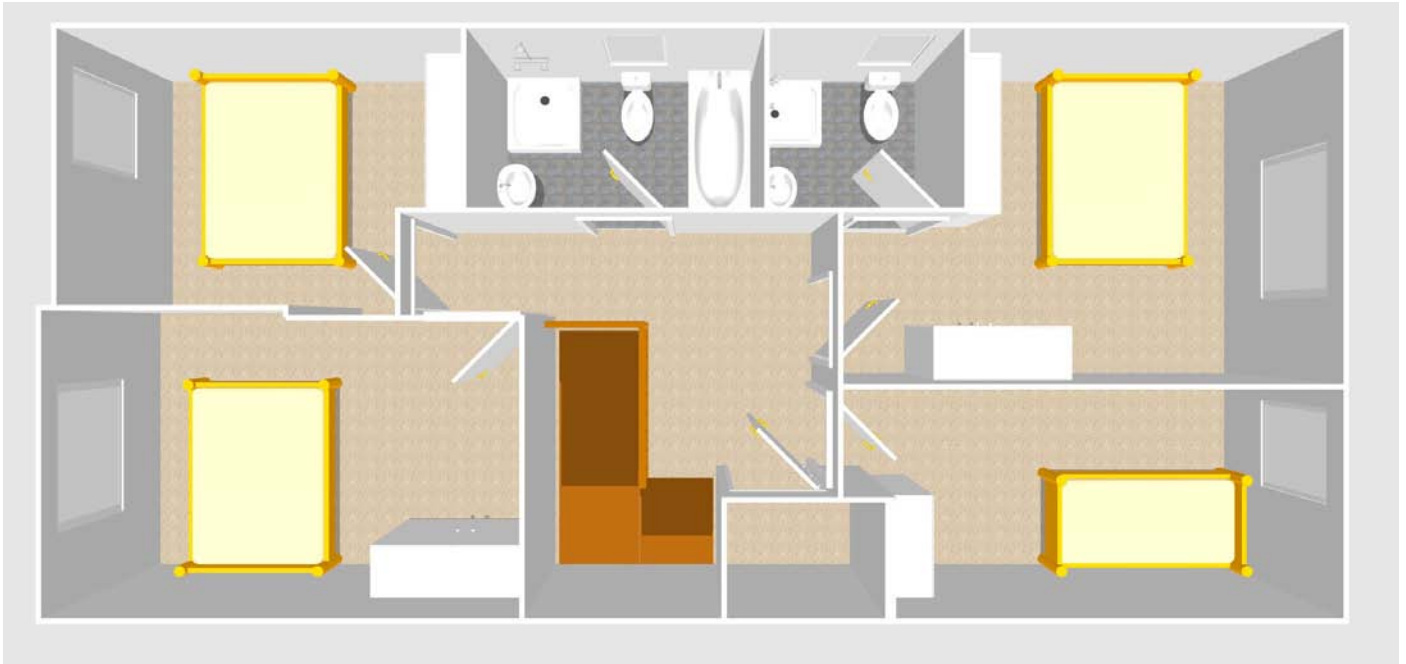
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Bedroom 2	3.13m x 2.55m	Carpet, fitted wardrobes and light fitting.
Bedroom 3	2.82m x 4.6m	Carpet, fitted wardrobes and light fitting.
Bedroom 4	2.12m x 4.91m	Carpet, fitted wardrobes and light fitting.
Bathroom	2.71m x 1.68m	Fully tiled, bath, shower,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



# Floor Plans

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#### 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

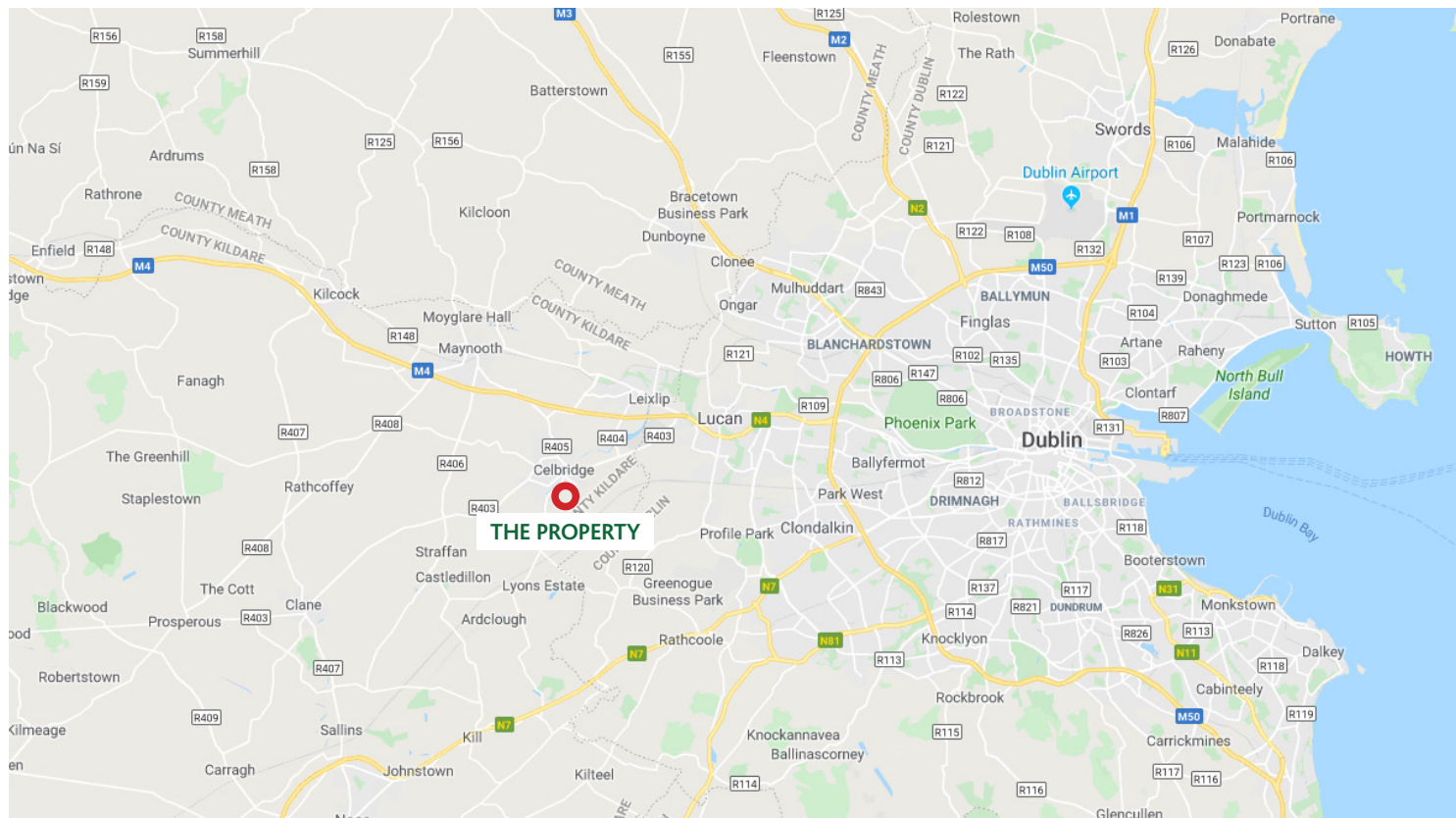
#### Items Included in sale:

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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