

Residential

Coonan
PROPERTY



St Judes, Millicent Road, Clane, Co. Kildare

- Excellent three bedroom bungalow extending 1106 sq.ft/102 sq m on 0.46 acres
- Accommodation comprises entrance hallway, living room, kitchen, living/dining room, three bedrooms and family bathroom
- Stunning panoramic views of the surrounding landscape, manicured rear & front gardens with a westerly aspect, decking and a block built garage with double doors to rear.
- Prime location between Clane (2km) and Sallins (4.4km) with a full range of amenities including shops, schools (primary & secondary), church, pubs, restaurants, cafes, leisure centre, hotel and a wide range of sports and recreational facilities including Millicent Golf & Country Club only 600m door to door
- Dublin city and its surrounding areas are easily accessible via a frequent daily bus services, rail links from Sallins and Maynooth combined with convenience to the M4 and M7 motorway only minutes away

PSRA No. 003764 coonan.com

3 bedroom bungalow
extending to approx.
102sq.m (1,106 sq. ft)

Guide Price:

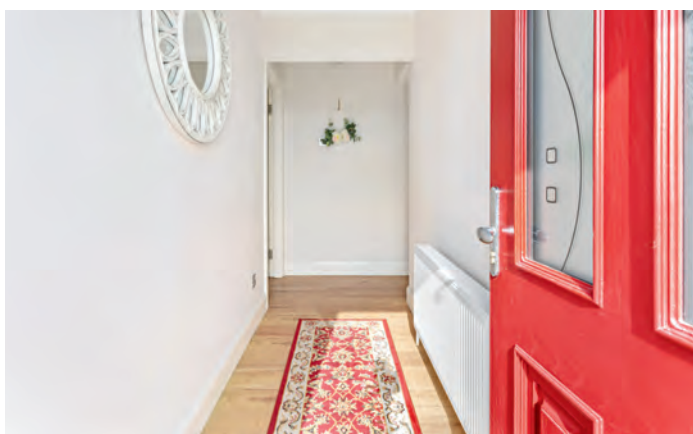
€575,000

Private Treaty

Accommodation

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Entrance Hall	3.79m x 1.20m	Semi solid floor, downlighting, composite front door
Living Room	4.39m x 3.32m	Semi solid floor, open fireplace with decorative stone & granite hearth, coving, blinds.
Kitchen	3.32m x 4.22m	Fully fitted kitchen, semi solid floor, splash back tiles, down lights and access to decking and rear garden.
Living/Dining	3.37m x 4.20m	Semi solid flooring, coving.



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Master Bedroom	3.85m x 3.44m	Semi solid flooring
Bedroom 2	3.31m x 3.41m	Semi solid flooring.
Bedroom 3	2.00m x 3.00m	Semi solid flooring.
Bathroom	2.00m x 3.10m	Tiled floor, bath with electric shower, w.c., wash hand basin, shelving, led lighting, hotpress.



Accommodation

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Additional Information:

Block built dog house with small run
Outdoor Tap
Insulated walls pumped
Additional insulation in attic,
Thermostatically controlled radiators
Upgraded led lighting throughout house
Pipes lagged
Broadband

Services

Mains Water
Septic Tank
Oil Central heating

Items Include in Sale:

Fixtures, fittings light fittings, window dressing including curtains and blinds.

Entrance Driveway

Wooden gates & gravel driveway, lawn & shrubs, attractive railway sleepers.

Garden and Garage (6.34m x 3.92m)

Deck area with westerly aspect, raised manicured lawn, surrounded by stud railing, Hornbeam & Dogwood hedging & Birch trees, block-built garage with double doors and additional storage space



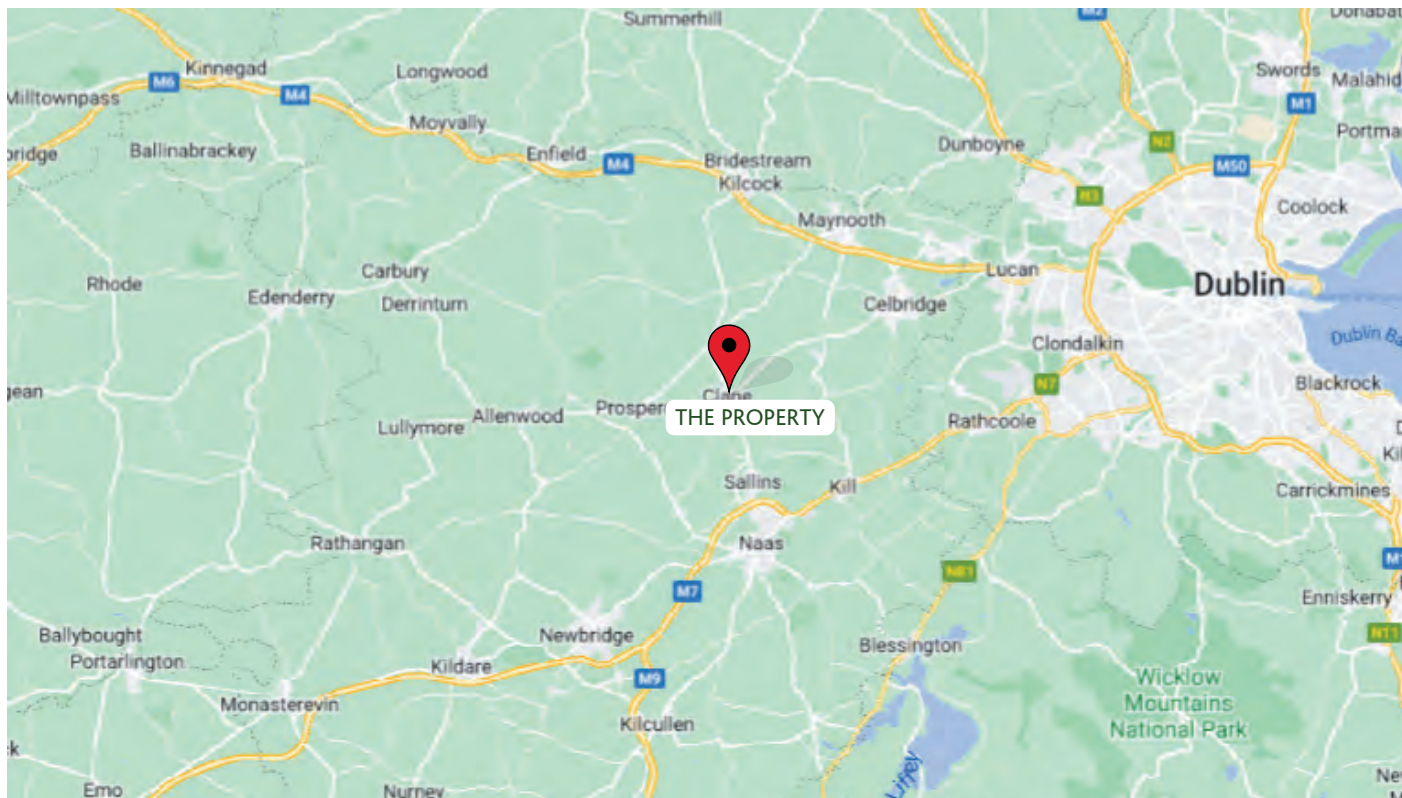
Floor Plans

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Directions

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Directions

W91 P8R6

BER



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Contact Information:

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Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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