

Residential

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55 Broadfield View, Kilcullen Road, Naas, Co. Kildare

- Exceptional "B" rated four bedroom family detached residence extending to approx. 164 sq.m (1768 sq.ft) with additional converted attic 35 sq.m (376 sq.ft)
- Accommodation comprises of entrance hallway, family room, living room, kitchen/dining room, utility room, guest w.c, four bedrooms, two en-suites, family bathroom, converted attic currently laid out as a gym and home office, block build storage area via side entrance
- Approached by tarmacadam drive, this residence enjoys great privacy with mature planting and trees, generous side entrances and lawn area with cobble edging
- EV car charger, solar panels, AC with Hepa air filters, condenser boiler with 3 zoned heating system controlled via app are many of the features that enhance this family home

4 bedroom detached home extending 164 sq.m (1,768 sq ft)

Guide Price:

€695,000

Private Treaty

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Entrance Hallway	4.17m x 1.74m	Chinese slate floor, radiator cover, storage, alarm panel.
Family Room	4.09m x 3.88m	Carpet, radiator cover, attractive coving & cornice, a bright room with two feature windows.
Sitting Room	5.26m x 4.02m	Solid oak floor, feature gas fireplace with attractive wooden mantle & cast iron & tiled surround, Bay window, coving & cornice.
Kitchen	5.72m x 3.48m	Spacious well-defined kitchen and dining area. Fitted hand painted kitchen, breakfast bar, granite work tops, five ring gas hob, double oven, microwave and integrated dishwasher. Porcelain tiled floor & feature wall tiles, radiator cover, two windows giving great light.
Dining	4.00m x 3.03m	Solid oak floor, double doors to sitting room and French doors to rear garden & patio, radiator covers.



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Utility Room **2.98m x 1.93m** Storage cabinets with composite sink, plumbed for washing machine, gas boiler, door to garden.

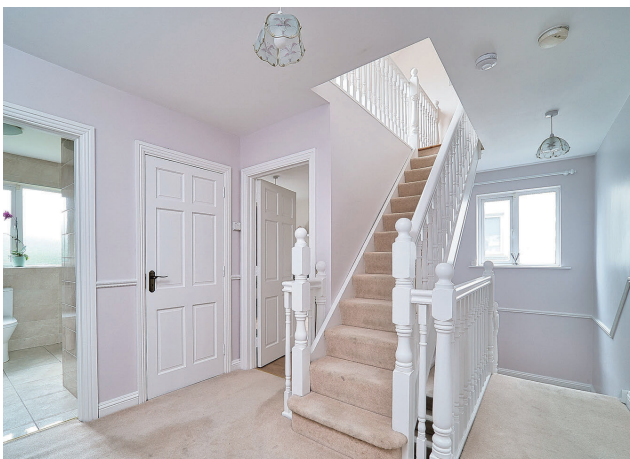
Guest W.C. **2.27m x 0.88m** Slate tiled floor, w.c., w.h.b with vanity unit.

1st Floor:

Landing **3.00m x 2.71m** Fully carpeted including stairs, dado rails, radiator cover, Hotpress.

Master Bedroom **3.92m x 3.68m** Generous in size, laminate wood flooring, fitted wardrobes and dressing table.

En-suite **2.00m x 1.8m** Fully tiled, w.c., w.h.b with vanity unit, shelving, Quadrant shower with a pumped gravity fed shower with rainfall head and riser, heated towel rail.



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Bedroom 2	3.94m x 3.16m	Laminate wood flooring, fitted wardrobes, radiator cover.
En-suite	2.53m x 0.81m	Tiled wet areas, w.c., w.h.b, shelving, built in shower cubicle with pumped gravity fed shower.
Bedroom 3	3.94m x 3.44m	Laminate wood flooring, fitted wardrobes, additional sockets, view to rear garden.
Bedroom 4	3.48m x 3.02m	Laminate wood flooring, fitted wardrobes, shelving, view to rear garden.
Bathroom	2.70m x 2.36m	Fully tiled, bath, w.c.,w.h.b., vanity unit, fitted mirror, large walk-in shower with a pumped gravity fed shower with rainfall head and riser, heated towel rail.



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2nd Floor:

Attic	Home gym (6.14m x 3.60m) Office space (3.60m x 3.60m)	Converted, access by stairs, velux windows, down lights, sectioned into gym area with pine flooring & office area with carpet, additional sockets and aircon system with Hepa air filters.
Garden		Feature circular Killenuale stone patio area from dining room, lawn with cobble edging, mature foliage and trees, walled surround, out-door tap, water butt, cobble-lock to side of house.
Block-built Storage Shed	4.36m x 2.03m	Attached to side of house, additional shelving & storage, wired for power and has sockets



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Additional Information:

Built c. 1997
uPVC double glazed windows
Attic converted with office and gym space with Aircon
Additional soundproofing on first floors
Phonewatch Alarm System
Solar Panels for water heating
Zoned heating (ground, second floor, water) controlled via app
Fibre Broadband
Zappi EV car charger
Block-built Shed wired for power with sockets
Outdoor power points and tap
Low maintenance exterior

Items Included in sale:

Fixtures, fittings, all carpets, curtains, blinds, light fittings, gas hob, double oven, microwave, integrated dishwasher, excluding the Fridge Freezer. Air conditioning system included on second floor (attic) also EV car charger.

Services

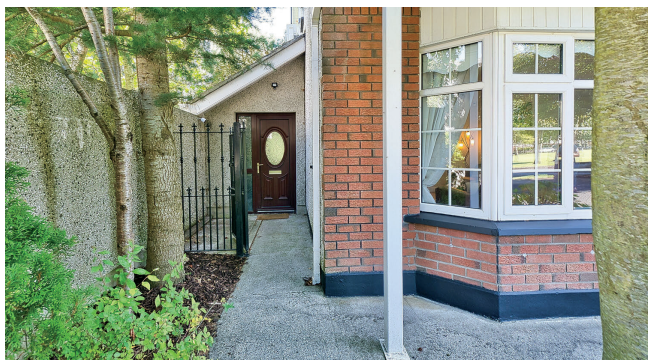
Mains Water
Gas fired central heating (with upgraded condenser boiler and a 3 zoned system)

Entrance Driveway

Tarmacadam drive, mature trees & shrubs giving great privacy, electric zappi car charger, out-door socket, access to rear garden from both sides, side gate.

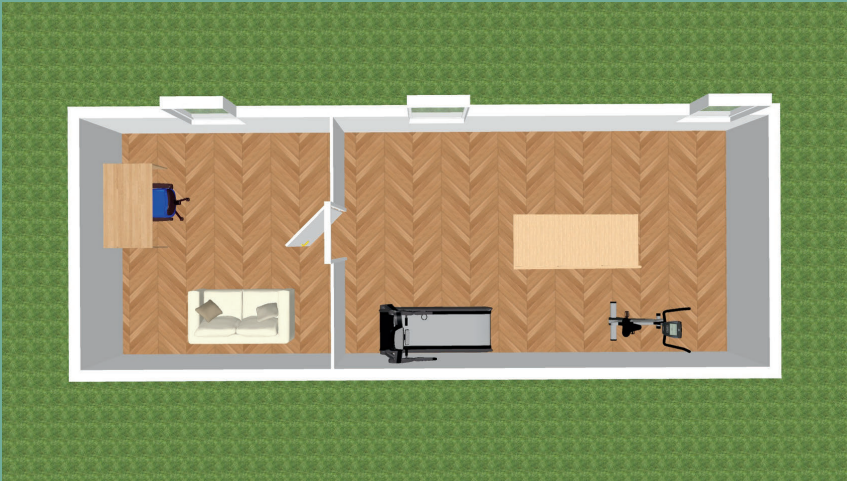
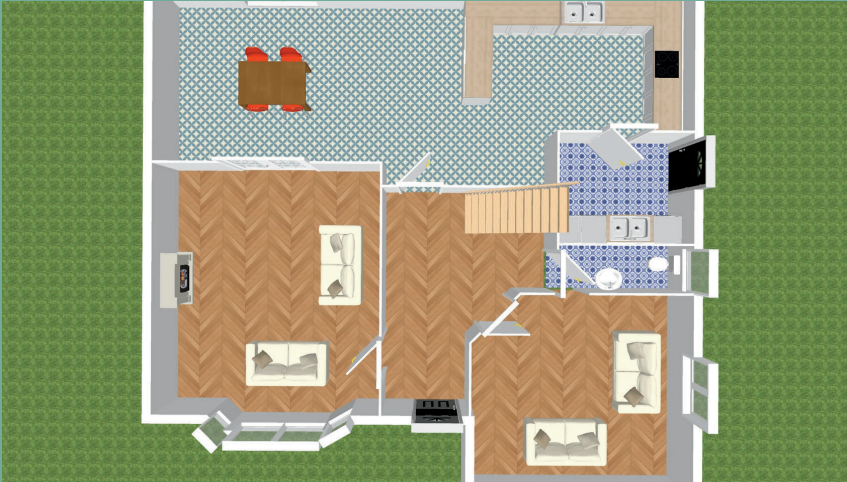
Location

Broadfield View is located within walking distance of Naas town centre, all amenities including, shops, schools (both Primary and Secondary), supermarkets, churches, restaurants, bars, stylish boutiques, parks, playgrounds, sports and leisure clubs, banks, cinema and retail parks
Excellent transport links with easy access to M7, M50, Dublin Airport and Dublin City Centre plus the Arrow train service is also located at Sallins.



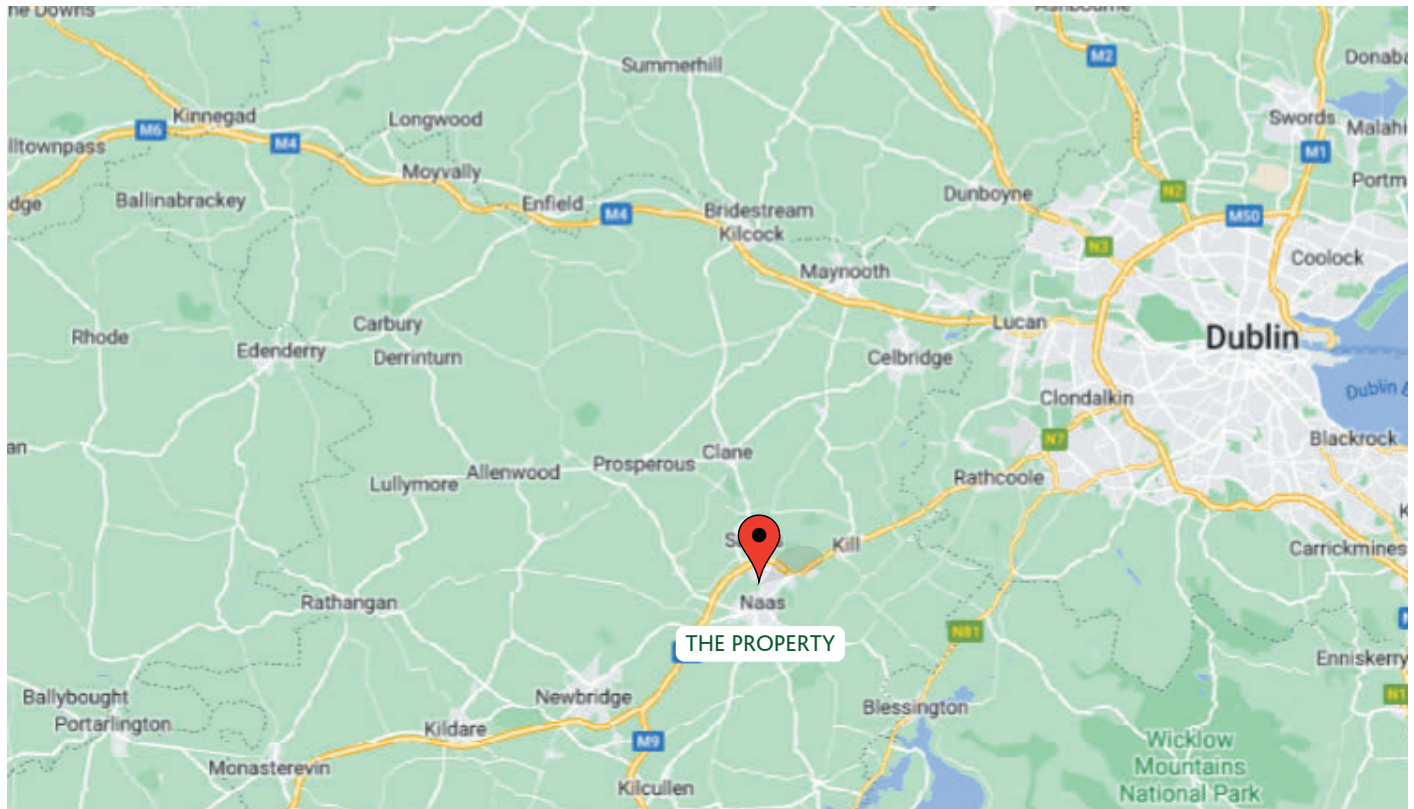
Floor Plans

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Directions

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Directions

W91 EC3Y

BER

BER B2

Viewing

By prior appointment at any reasonable hour.

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