

Residential

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PROPERTY



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

- Immaculate four bedroom bungalow presented in show house condition extended to 237sq m (2557 sq ft)
- Accommodation comprises of hallway, w.c, living room, sitting room, open plan kitchen/living/dining room, utility room, four bedrooms with one ensuite, walk in wardrobe and family bathroom
- South west facing garden designed to enjoy with patio and decking sitting area, beautifully manicured lawn with decorative beds and mature planting
- Approached by tarmac drive, double gated side entrance leading to garage, lawn to front with decorative street lamp and ample parking
- 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 City Centre and the Arrow train service is also located at Sallins

PSRA No. 003764 coonan.com

4 bedroom
Detached
approx. 237sq m
(2557 sq ft)

Guide Price:
€750,000

Private Treaty

Accommodation

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GROUND FLOOR:

Hallway		Wood wall panelling, coving and cornicing centre piece and semi solid floor.
W.C		Marble tile floor, w.c, w.h.b. with floor standing cabinets, splash back tiles, towel rail and integrated storage unit.
Living room	6m x 3.9m	Carpet, feature fire place gas insert with marble hearth, cast iron and wood surround, coving and cornicing centre piece.
Utility room	2m x 3.17m	Plumbed for washing machine, additional fitted kitchen cabinets, stainless steel sink and access to side entrance.



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Sitting room

4.87m x 3.33m

Hardwood oak floor, feature fire place, gas insert, brass trim with wood surround, coving and cornicing centre piece.

Open plan Kitchen/ living/dining area

7.43m x 9.65m

Awash with natural light, bespoke fitted kitchen with granite worktop, Island with floor standing cabinets and granite worktop, granite splash back, down lighting, tile floor finish and high grade kitchen appliances included, Neff double oven, extractor fan, Neff gas hob and Neff dishwasher.

Living/dining area defined by solid oak floor, coving, sliding doors to patio area, natural stove log fire with feature brick surround, ample dining area to entertain family and friends and double door with glass panel leading to hallway.



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1st FLOOR:

**Master Bedroom
with ensuite and
walk in wardrobe**

1.13m x 3.18m

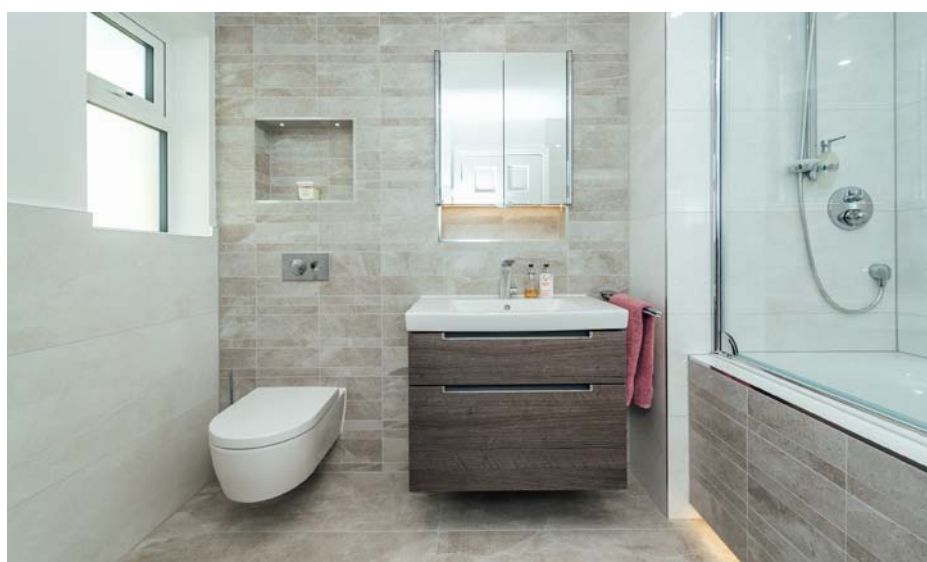
Master Bedroom – French doors leading to decking, carpet, down lights, integrated drawers with vanity mirror and down lights, sockets and t.v. point.
Walk in wardrobes with rails, en-suite shower with recess shelving, tiled, w.c, radiator towel rail, w.h.b. with floor standing cabinet, vanity mirror and integrated lighting.



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Bedroom 2	4.8m x 3m	Carpet, fitted wardrobes and additional sockets.
Bedroom 3	14.1m x 2.98m	Carpet, fitted wardrobes, additional drawers, integrated shelving and blinds.
Bedroom 4	2.89m x 2.89m	Fully fitted carpet, fitted wardrobes, additional socket points and telephone point.
Main Bathroom	2.99m x 1.97m	Marble tile, down light, Jacuzzi bath with shower head, wash hand basin with floor standing cabinets, hand towel radiator, recess shelving space and mirror with recessed lights.







Block built garage	6.64m x 3.67m	Wired, roller doors, shelving, pvc double glazed door and windows.
Garage and Outside	2.89m x 2.89m	Double wooden gate side entrance with ample parking and pedestrian walk way on other side.
Garden and patio area		Excellently manicured lawn with granite patio and decking area to enjoy the south west facing garden, finished with feature pillars, sleepers, loose stone chipping with granite edging and hedging to the rear.

Services:

Gas fired heating
Mains water
Mains sewerage

Additional Information:

Triple glazed windows to the front and double glazed to the rear of the property
Two side entrances
South west facing Garden
PVC fascia and soffits

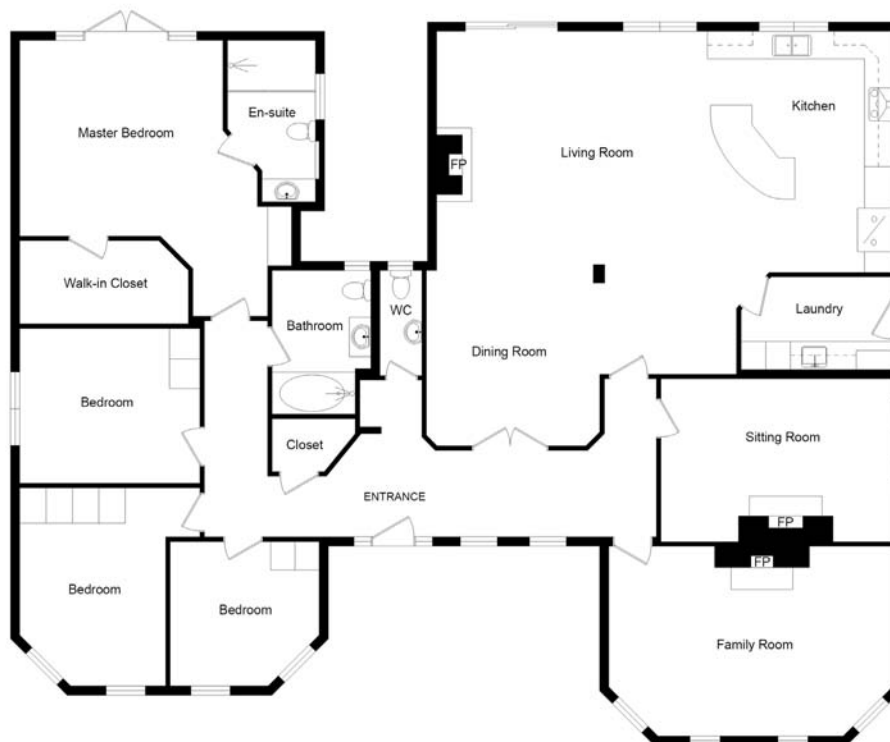
Items Included in sale:

Neff double oven, extractor fan, Neff gas hob and Neff dishwasher, fixture, fitting, windows dressing, all blinds and a selection of curtains and light fitting.

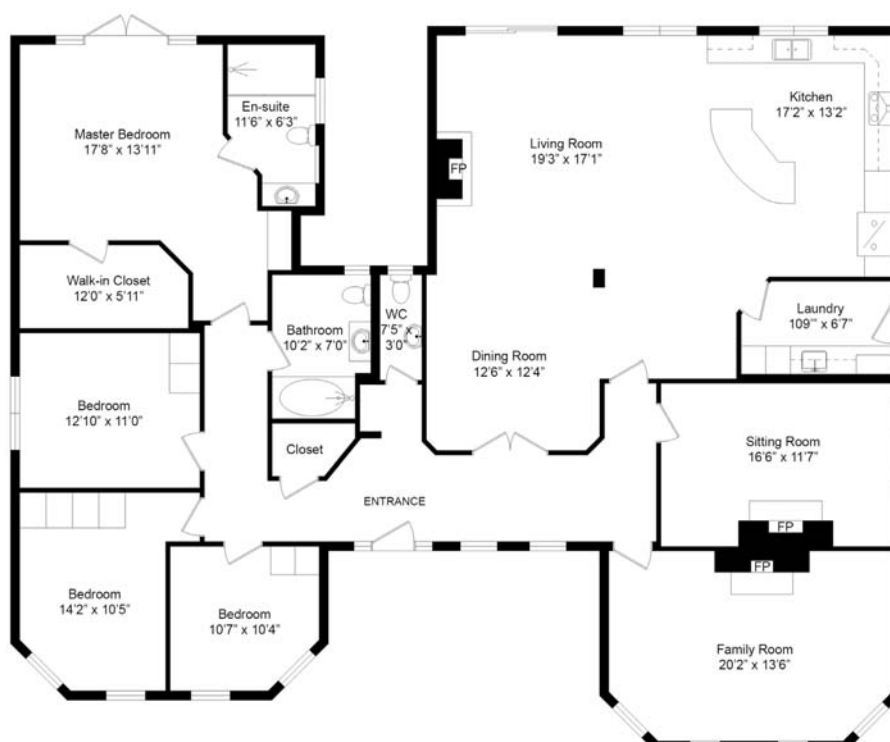
Floor Plans

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21 BROADFIELD VIEW, NAAS, CO. KILDARE

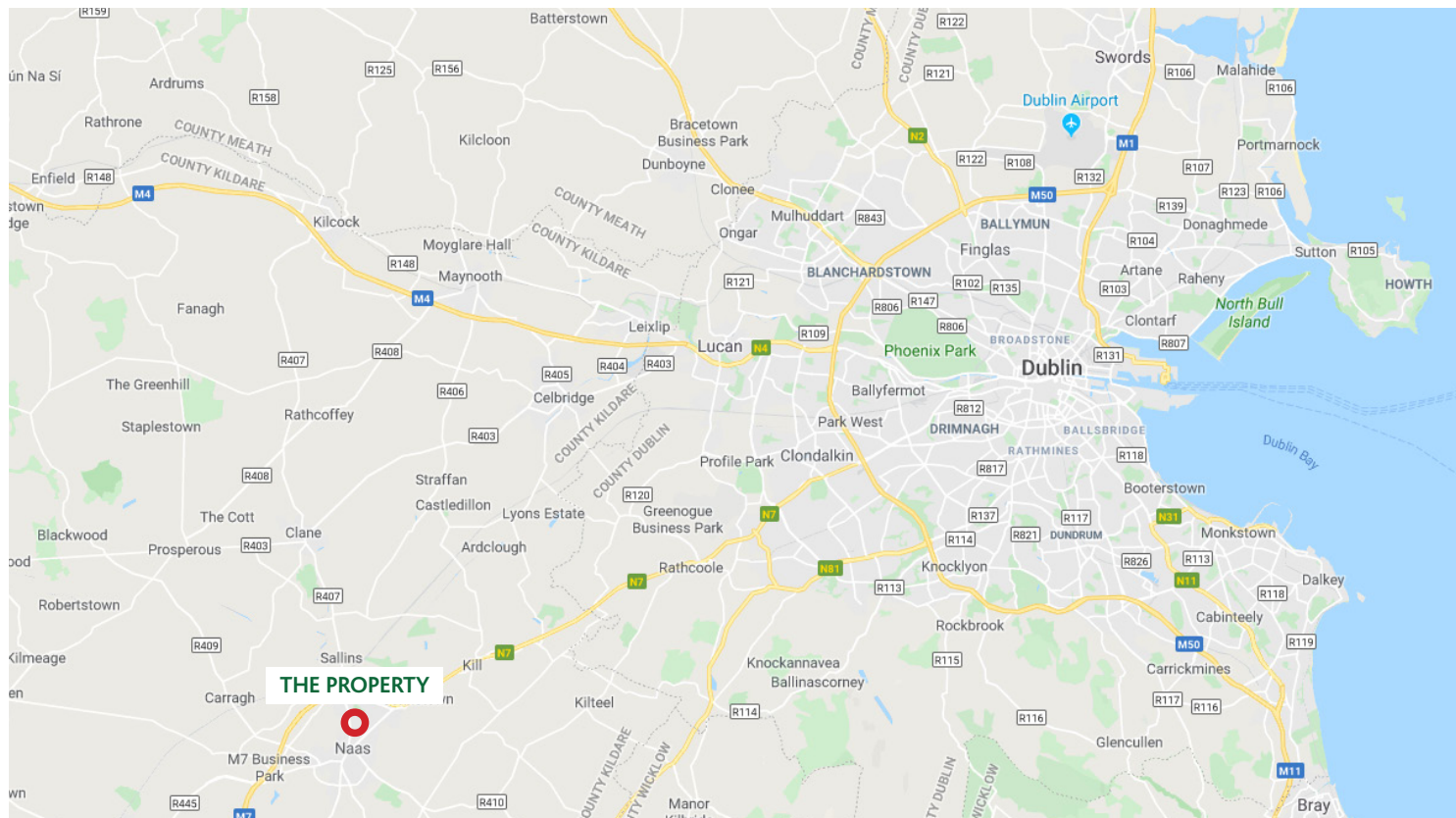


APPROXIMATE GROSS INTERNAL AREA 2,557 ft²



Directions

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Directions:

Eircode
W91TKE5

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Contact Information:

Sales Person
Jill Wright
045832020

VIEWING

By prior appointment at any reasonable hour.

BER **BER** **B3**

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