

FOR SALE BY PRIVATE TREATY



SUPERB SEMI-DETACHED 3 BEDROOM HOUSE

41 COIS NA MONA,

COILL DUBH,

NAAS,

CO. KILDARE

GUIDE PRICE: €185,000

DESCRIPTION

Cois na Mona is a modern development of 45 units built in 2002 on the edge the Village of Coill Dubh. Number 41 is a 3 bed semi detached residence presented in good condition containing c. 101 sq.m (1,087 sq. ft.) of living space. Features include PVC double glazed windows, oil fired central heating, and a south-facing rear garden.

Coill Dubh is a quiet rural village with local shops, primary school, pub and bus route. It offers easy access to the surrounding towns of Allenwood, Clane, Prosperous, Naas and Newbridge. Local amenities include GAA, Golf and Soccer with a Bus Route direct to Dublin within a short walk.



ACCOMMODATION:

Entrance Hall:	5.2m x 4.45m	With laminate floor, coving and understairs storage.
Sittingroom:	4.85m x 3.58m	Into bay window with laminate floor, coving and feature fireplace.
Kitchen/Diningroom:	5.62m x 4.45m	With tiled floor, patio doors to rear garden, maple shaker style built-in ground and eye-level presses, s.s. sink unit.
Toilet:		Fully tiled with w.c. and w.h.b.
<i>Upstairs</i>		
Bedroom 1:	4.45m x 3.2m	Into bay window with built-in wardrobes.
En-suite:		Fully tiled with w.c., w.h.b., electric shower
Bathroom:		Fully tiled with w.c., w.h.b., bath with shower attachment.
Bedroom 2:	3.98m x 2.85m	With built-in wardrobes.
Bedroom 3:	2.68m x 2.68m	With built-in wardrobes.

SPECIAL FEATURES:

- PVC double glazed windows.
- Oil fired central heating.
- Vehicular side access with gate.
- Gardens to front and rear.
- PVC fascias/soffits.
- Dashed exterior.

SERVICES:

Mains water, mains drainage, electricity, oil fired heating, refuse collection.

OUTSIDE:

Off street parking, vehicular side access with gate.

CONTACT DETAILS:

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PRICE: €185,000

BER: C3

BER NO: 105414601

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



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