

# Residential

**Coonan**  
PROPERTY



## Apt 4 Block A, Aughamore, Clane, Co. Kildare

- Excellent A rated two-bedroom ground floor apartment extending 84.6sq.m/ 910sq.ft
- Accommodation comprises of hallway, kitchen/dining/living area, utility, storage rooms, two bedrooms, en-suite, family bathroom & enclosed patio
- Finished to an exceptional standard, this home showcases a quartz kitchen worktop, serrated wood detailing with integrated TV shelving, bespoke radiator covers, and elegantly finished stone and porcelain-tiled bathrooms. Mirror-tinted windows and doors provide added privacy, while 12 mm semi-solid flooring completes the space - just a few of the many features that make this an outstanding home
- Awash with natural light, this apartment benefits from a dual-aspect layout and a private enclosed patio
- Within walking distance of Clane village, which offers an excellent selection of shops, primary and secondary schools, a church, pubs, restaurants, as well as a wide range of sporting clubs and leisure facilities
- Excellent transport links convenient access to both the M4 & M7, Sallins (5km) and Maynooth (12km) train stations, approximately 9 km from Naas and 28 km from Dublin

2 bedroom ground  
floor apartment  
extending to approx.  
85 sq.m (910 sq.ft)

Guide Price:

**€345,000**

Private Treaty

# Accommodation

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Reception  
entrance

1.53m x 3.00m

Recess storage space.

Entrance  
Hallway

1.20m x 7.60m

Semi solid floor, recessed space, radiator covers, coat hooks.



# Accommodation

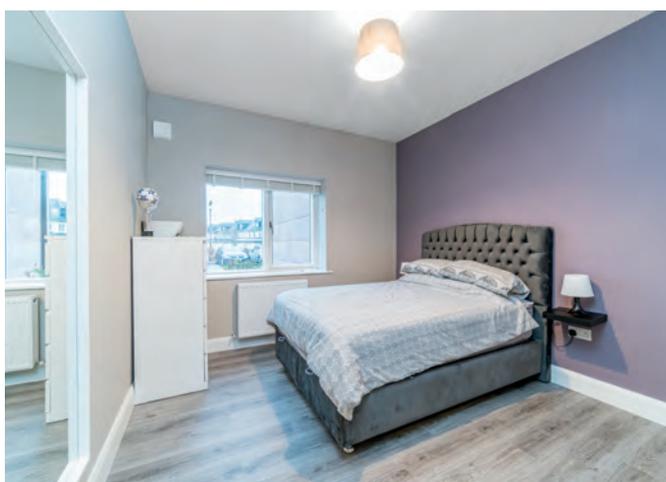
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**Living Room/  
Kitchen/Dining**    **4.72m x 6.95m**

Semi-solid floor, decorative serrated wood panelling, radiator case cover, shelved TV unit with storage. Fully fitted soft-close kitchen, quartz worktop, stainless steel sink, Zanussi oven, Zanussi electric hob, extractor fan, French doors to gated out-door stone effect patio area.

**Utility Room**    **1.77m x 1.76m**

Plumbed for washing machine, heating controls, Joule water tank & fitted shelving.



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**Storage Room**    **1.70m x 1.70m**    Down lights, alarm panel, semi solid flooring.

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**Pantry/Utility closet**    **1.50m x 0.73m**    Fitted shelving units, semi solid floor.

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**Bedroom 1**    **3.78m x 3.00m**    Semi-solid floor, fitted wardrobes, blinds.



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**Bathroom**      **1.71m x 2.26m**      Porcelain tiles, Bath, power shower, w.c., w.h.b., fitted mirror with led lights.

**Bedroom 2**      **3.88m x 3.65m**      Semi-solid floor, fitted wardrobe, venetian blinds.

**En-suite**      **1.24m x 3.00m**      Stone tiled floor and partially tiled wall, shower enclosure with power shower, w.c., w.h.b., fitted mirror with led lights.



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## **Additional Information:**

Ample non designated parking spaces  
Secure Hikvision access control / Intercom system with remote access  
HKC wired alarm system  
Secure access control  
Alarm system  
Heat recovery ventilation system  
High quality integrated appliances  
Blinds all fitted by Hillarys

## **Items Included in sale:**

Fixtures and fittings including all venetian blinds and black-out blind in master bedroom, fitted wardrobes, oven, hob, dishwasher, fridge, shelving, television unit and panelling, bathroom mirrors.

## **Services:**

Mains water  
Heat pump



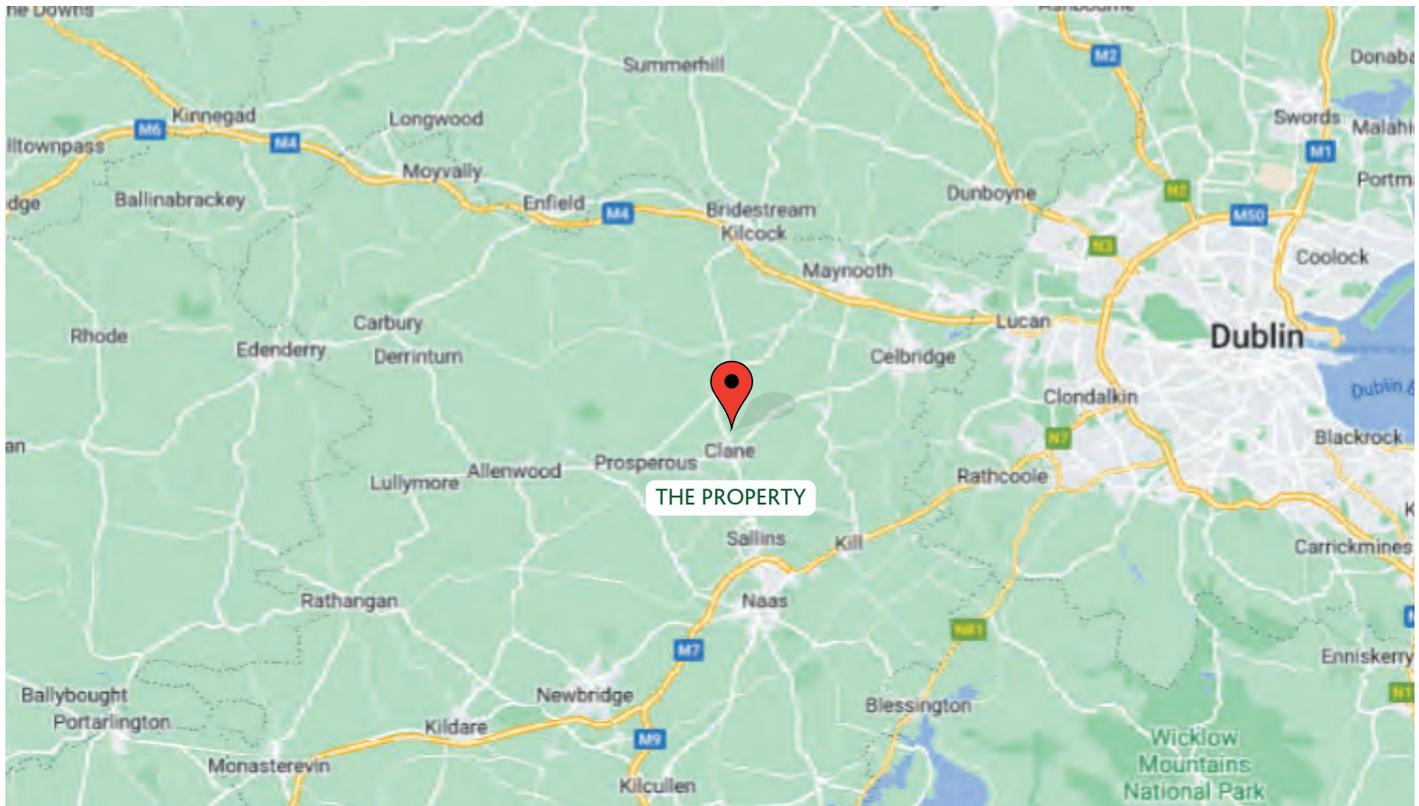
# Floor Plans

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# Directions

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## Directions

W91 P59W

**BER**

**BER A2**

## Viewing

By prior appointment at any reasonable hour.

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