

Residential

Coonan
PROPERTY



Asgard, Clane Road, Sallins, Co. Kildare

- Detached four bedroom family residence standing on 0.59 acres of mature grounds
- Accommodation comprises of porch, hallway, kitchen, living/dining room, four bedrooms, en-suite and family bathroom
- Strategically located on the Clane road close to Sallins centre, this is a prime location with development potential subject to planning permission
- Approached by paved drive with ample parking, this secluded private residence sits on large mature grounds with generous double door block-built garage
- Excellent transport links with Sallins arrow train station 1km away, only a short walk to Sallins centre and minute's drive from Naas and all its amenities
- The new Sallins bypass allows easy access to the M9 & M7 making commuting an easy option

4 bedroom detached
approx. 95 sq. m
(1,022 sq.m)

Guide Price:

€525,000

Private Treaty

Accommodation

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Entrance Hall	2m x 5.41m	Tiled floor and sliding door access
Kitchen	5.7m x 0.93m	Laminate flooring and light fitting.
Hallway	3.82m x 3.4m	Laminate flooring, wall and floor units, stainless steel sink, light fitting, extractor fan, blind and door leading to rear garden.
Living Room	6.75m x 3.93m	Carpet, feature fire place with back boiler, server hatch to kitchen, tv point, coving and light fitting.



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Master Bedroom	4.99m x 2.72m	Carpet, light fitting, walk in wardrobe with integrated shelving and rails.
En-suite	1.97m x 2.72m	Tiled flooring, corner bathtub, integrated cabinet, w.c., w.h.b. and light fitting.
Bedroom 2	4.54m x 2.99m	Carpet, integrated shelving and rails, recessed space and light fitting.
Bedroom 3	2.78m x 3.73m	Carpet, light fitting and integrated shelving
Bedroom 4	2.45m x 3.49m	Carpet finish and light fitting
Bathroom	2.84m x 3.7m	Lino flooring, half tiled walls, bath, w.c., w.h.b., integrated shelf, mirror and towel rail.



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Additional Information:

Overall size approx. 95 sq.m
Recently installed new oil burner (18 months ago)
Back boiler
Previous planning granted setting precedent

Included in the sale:

Curtains, blinds and light fittings.

Services:

Mains water
Mains sewerage
Oil central heating
Back boiler

Entrance Driveway

Paved driveway, mature garden, lawn, mature shrubs, pedestrian gateway leading to rear garden and garage.

Double door block-built garage

6.89m x 4.7m
Additional storage, shelving and wired.

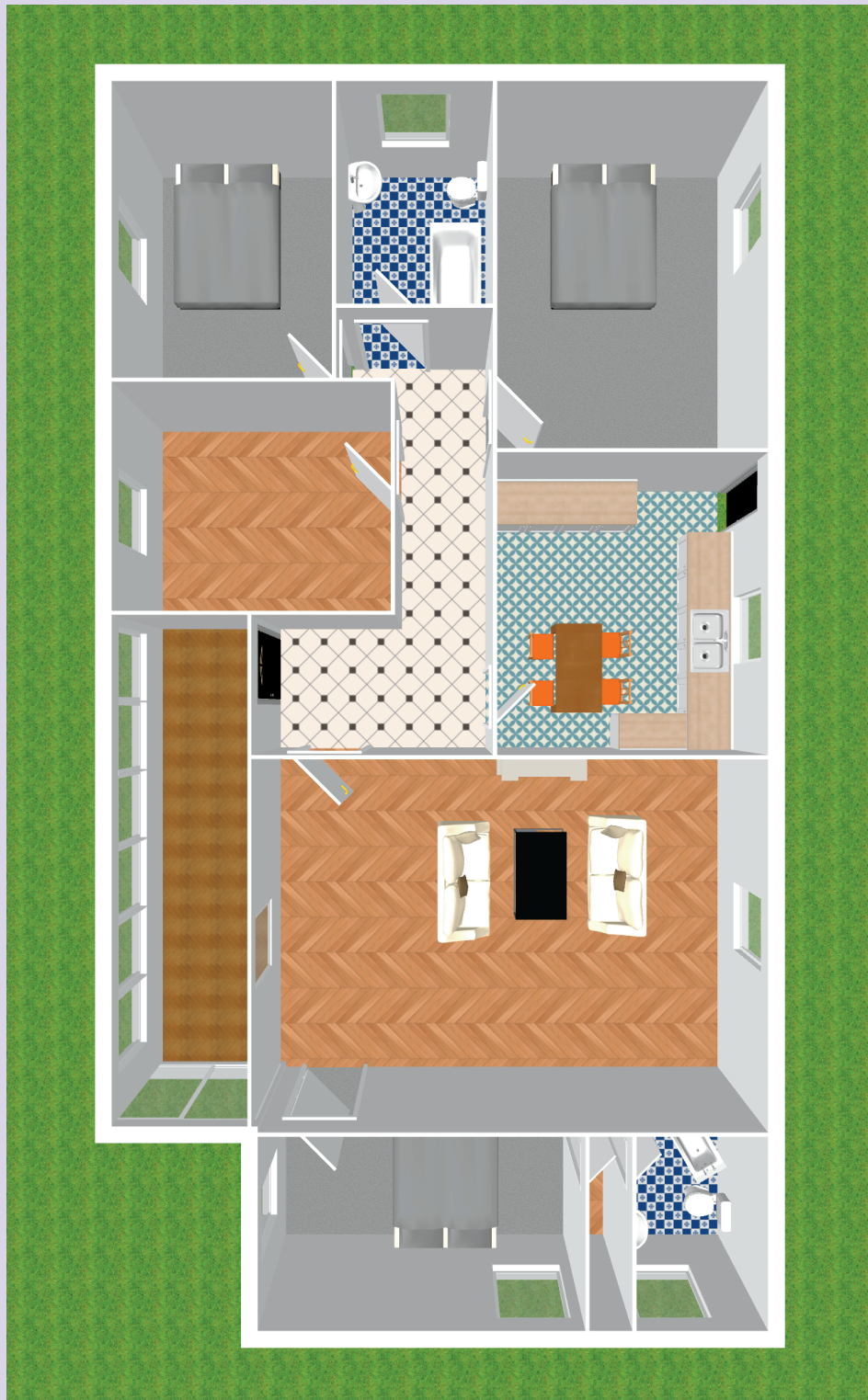
Garden

Idyllic manicured garden overlooking the landscape fields, mature trees, shrubs, hedging and patio area



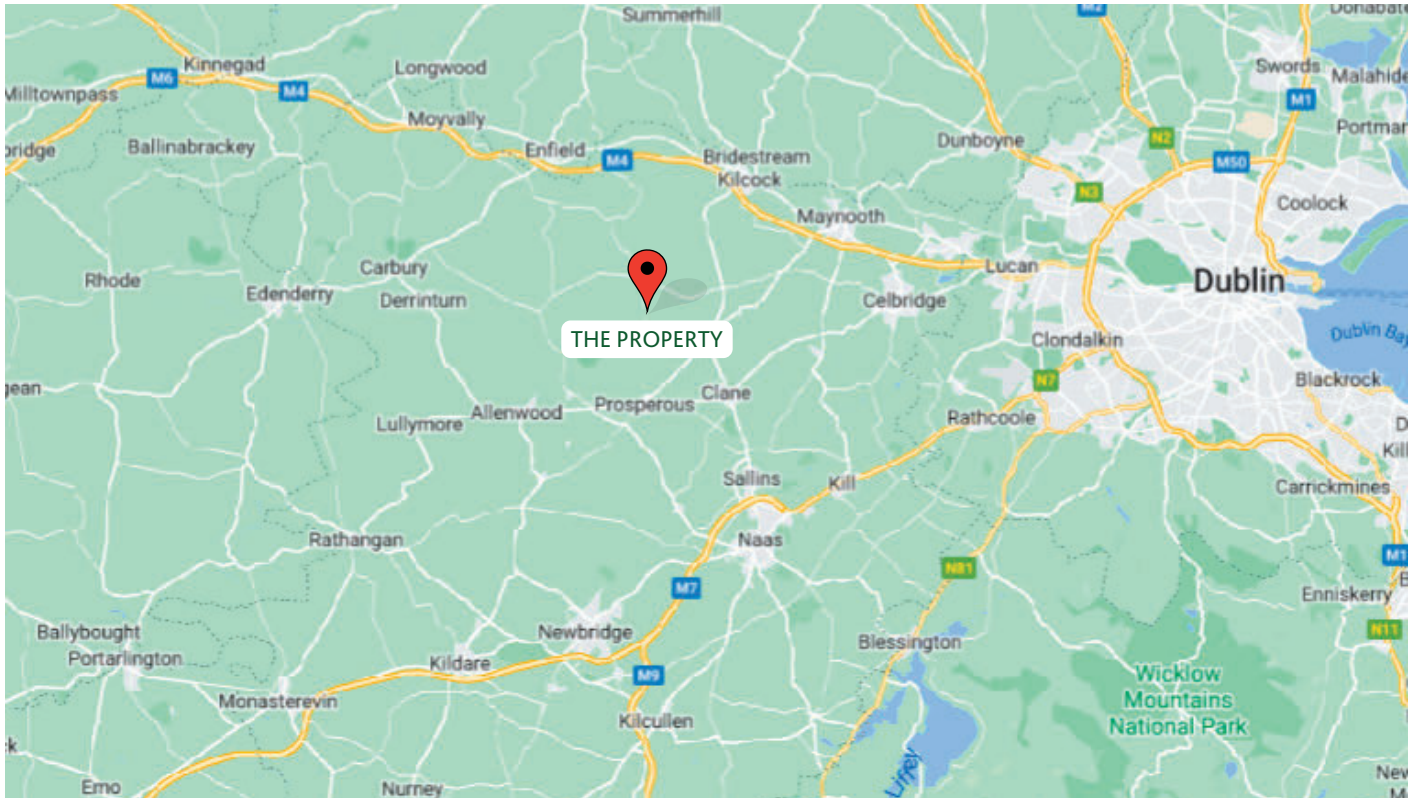
Floor Plans

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Directions

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Directions:

Eircode: W91 A2VH

BER



VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

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