

Residential

Coonan

PROPERTY



194 Aylmer Park, Naas, Co. Kildare

- Spacious four bedroom semi detached including garage extends 1205 sq.ft (112sq.m)
- Accommodation comprises of kitchen, utility, dining room, living room, guest w.c, four bedrooms, ensuite, family bathroom and garage South facing large corner garden situated in a quiet cul de sac,
- potential to extend (subject to planning permission)
- Located on off the Monread, situated in a family friendly estate
- beside Monread Park, within walking distance of excellent schools and local amenities including leisure centre, creche, cinema, GAA and Monread shopping centre, excellent array of supermarkets, boutiques, bars and restaurants
- Excellent transport links with easy access to the N7/M7 junction 9 and Sallins arrow/train services

4 bedroom semi
detached extending
to approx. 112 sq.m
(1205 sq.ft)

Guide Price:

€445,000

Private Treaty

Accommodation

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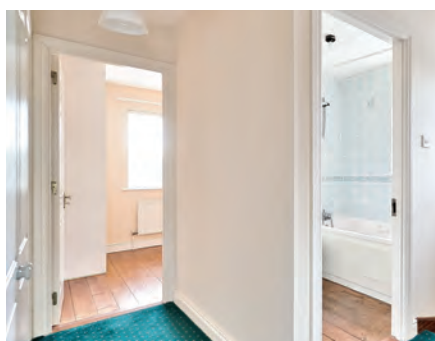
Entrance Hall	1.79m x 5.14m	Hardwood floor, alarm panel.
Guest Toilet	0.79m x 1.64m	Tiled floor, w.c., w.h.b with tile splashback., mirrored wall cabinet.
Living Room	3.55m x 5.99m	Semi solid floor, feature gas fireplace with granite and wood surround, coving, additional sockets, TV point
Kitchen	5.82m x 2.61m	Fully fitted kitchen, tiled splashback, tiled floor, hob, oven, extractor fan, stainless steel sink, door access to rear garden
Utility	2.78m x 1.69m	Tiled floor, fitted cabinet units, stainless steel sink, plumbed for washing machine.
Dining Room	2.73m x 4.33m	Hardwood floor, additional sockets, coving, sliding doors leading to rear garden.



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Landing	3.00m x 1.97m	Carpeted landing & stairs, hardwood staircase.
Master Bedroom	5.33m x 2.95	Newly laid carpet, fitted wardrobes.
Ensuite	1.57m x 1.93m	Hardwood floor, Tiled shower cubicle, power shower, w.c., w.h.b., mirror with shaving light.
Bedroom 2	2.53m x 2.90m	Hardwood floor, fitted wardrobes, blinds.
Bedroom 3	2.50m x 3.94m	Hardwood floor, fitted wardrobes.
Bedroom 4	2.50m x 3.94m	Hardwood floor, fitted wardrobes.
Bathroom	1.70m x 2.00m	Hardwood floor, bath, w.c., w.h.b., partially tiled walls, shaving light.



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Additional Information:

Ample Parking
Total floor area 112 sq. m excluding garage

Garage

2.73m x 4.79m
Electric roller doors, block built shed.

Items Included in Sale:

Hob, oven, extractor fan and blinds.

Garden

Spacious south facing garden with large corner site, lawn with wall surround.

Services

Gas Central Heating
Mains



Floor Plans

