

Residential

Coonan
PROPERTY



27 Landen Park, Oldtown Demesne, Naas, Co. Kildare

- Excellent "A" rated four-bedroom semi-detached extending to 142 sqm/1530 sq. ft
- Accommodation comprises of hallway, kitchen/dining area, utility room, living room, four bedrooms, two en-suite and family bathroom
- Finished to an excellent standard with granite worktops, integrated feature stove fire place, ground underfloor heating, solar panels for water and electricity generation are a few of the many attributes that make this an exceptional home
- Approached by cobble lock drive with ample parking and electric charger
- Excellent transport links including Sallins/Naas train and easy access to M7 connecting to all other major network
- Superb location only a short stroll to Naas town centre, offering an array of shops, restaurants, banking facilities, Naas schools both primary, secondary and excellent leisure facilities at one's doorstep

4 bedroom semi-detached extending to approx. 142 sq.m (1,530 sq.ft)

Guide Price:

€560,000

Private Treaty

Accommodation

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Entrance
Hallway

2.00m x 5.47m

Semi solid floor, alarm panel, hardwood staircase with carpet, storage/utility closet with shelving.

Guest W.C.

1.41m x 1.83m

Semi solid floor, w.c., w.h.b, splashback tiles, fitted mirror, heated towel rail.

Living Room

3.83m x 5.10m

Feature Bay window with integrated window seat and storage cabinet units, bespoke built-in TV unit with shelving, frosted glass panel doors, fireplace with natural fire stove inset.



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Kitchen/Dining 4.25m x 5.62m

Fully fitted kitchen, soft close cabinets & drawers, granite worktops, island with fitted sink and granite worktop, integrated dishwasher, Neff double oven, gas hob, extractor fan, integrated wine rack, fitted shelves & office desk area, TV point, French doors leading out to patio area with a sunny south east aspect.

Utility Room 1.82m x 2.29m

Fitted cabinets, plumbed for washing machine, side door to patio area, condenser boiler.

Landing 2.74m x 3.87m

Fully carpeted, Hotpress with storage.



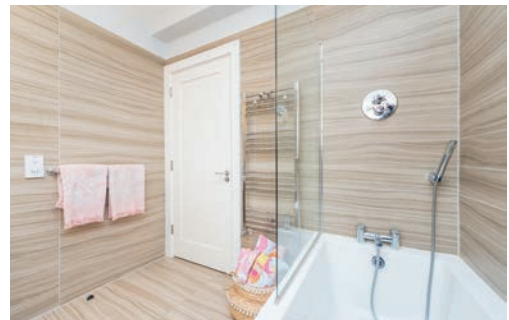
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Bedroom 1 **3.00m x 2.30m** Carpet, fitted wardrobes, soft close drawers.

Bedroom 2 **3.55m x 3.87m** Carpet, fitted shelving units and wardrobes.

Bedroom 3 **4.23m x 2.78m** Carpet, fitted wardrobes & drawers.



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En-suite	2.28m x 1.37m	Fully tiled, double shower enclosure, power shower, heated towel rail, w.c., w.h.b., fitted mirror.
Bathroom	2.00m x 2.44m	Fully tiled, bath with power shower, extractor fan, down lights, w.c., w.h.b.
2 nd Floor Landing	2.98m x 1.79m	Fully carpeted, fitted cupboard storage space.



Accommodation

Master Bedroom

4.17m x 2.89m

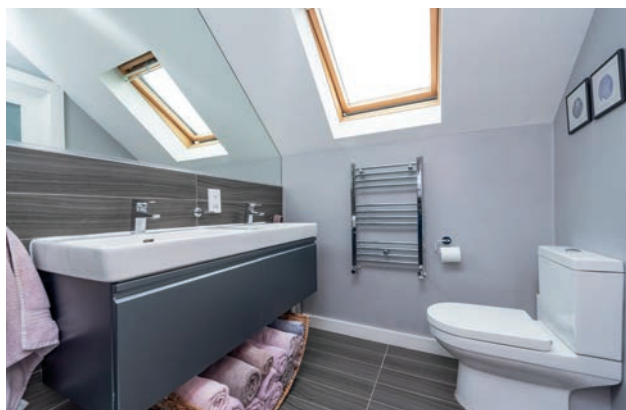
Carpeted, feature window overlooking garden, recessed storage space.

En-suite

Fully tiled floor, w.c., his & hers w.h.b. with soft close vanity unit, heated towel rail, double shower enclosure, power shower, extractor fan, frosted glass panel door.

Garden

South east facing aspect acts as an extended living area during the course of the summer months, lawn, raised porcelain patio area, mature shrubs & planting, walled surround, stainless steel garden shed, side access with wooden gate to front, outside tap and power point.



Accommodation

Additional Information:

Thermostatically controlled heaters upstairs
Under floor heating downstairs
GFCH with 'A' Rated Gas Condensing Boiler and multi-zone controls
Solar panels for hot water and photovoltaic solar panels for electricity generation
Outside tap and power point

Items Included in sale:

Fixtures, fittings and window dressings,
integrated dishwasher, hob, Neff oven.

Entrance Driveway:

Cobble lock driveway with attractive beech hedging, electric charger.



Floor Plans

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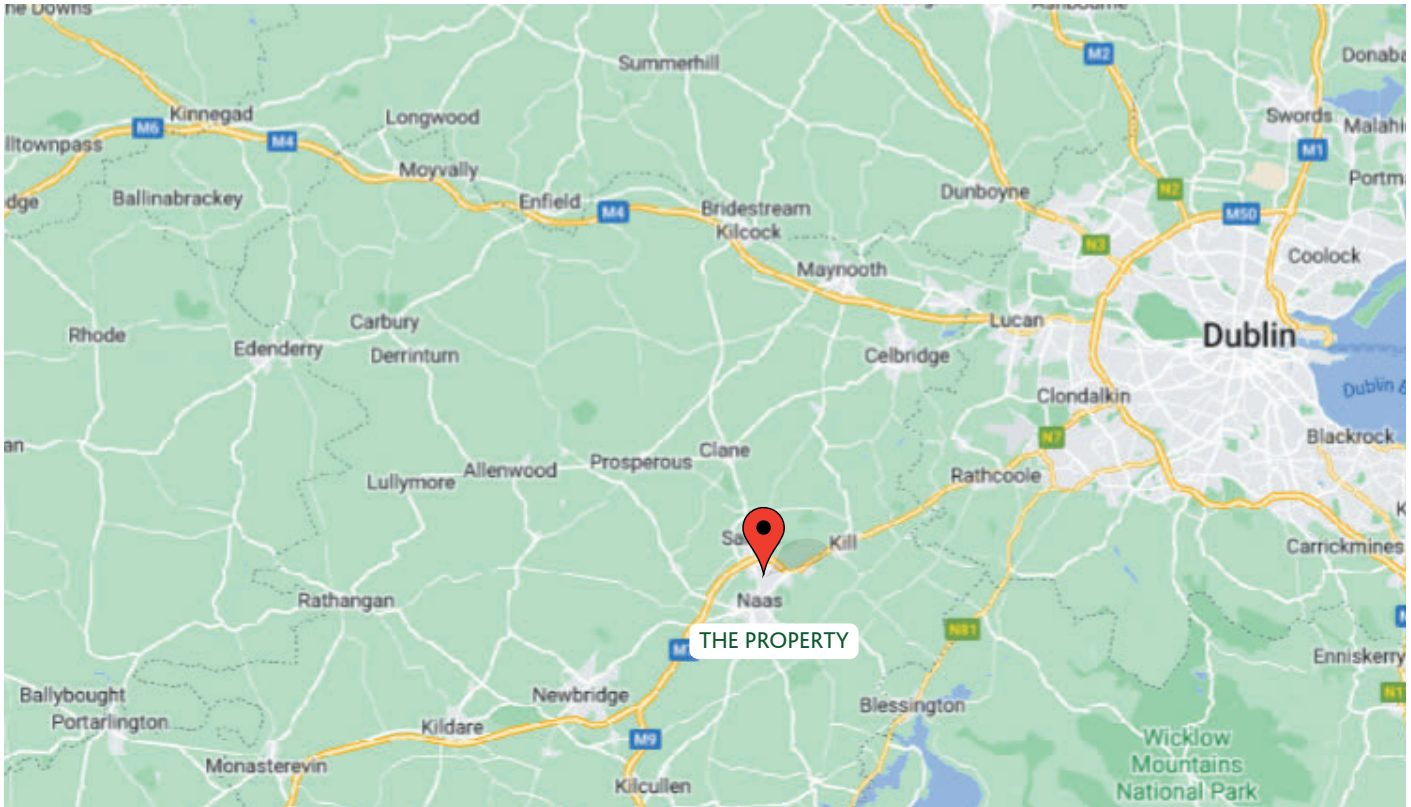
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Directions

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Directions

W91 Y640

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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