

# Residential

**Coonan**  
PROPERTY



## 47 Millbridge Way, Naas. Co. Kildare

- Excellent "B" rated extended four-bedroom detached residence with converted attic extending to 173 sq.m
- Accommodation comprises of hallway, play/family room, kitchen/dining/lounge area, living room, utility, guest w.c., four bedrooms, two en-suite, walk-in wardrobe, family bathroom and converted attic
- Finished to an exceptional standard, with a full renovation and extension completed in 2017, offering bright and spacious living accommodation enhanced by premium finishes including quartz worktops, Belfast sinks, Victorian-style panelled doors, and a split-level landscaped garden are a few of the attributes that make this an exceptional home
- Millbridge Way is ideally positioned just off the Sallins Road in a mature and well-established residential area, within walking distance of Naas town centre and its excellent selection of shops, cafés, restaurants, schools, leisure amenities, and sporting facilities, including Naas Racecourse, tennis, rugby and GAA clubs, together with the added benefit of scenic canal walks nearby
- Excellent transport connectivity, easy access to the M7 motorway, Sallins and Naas railway station is nearby, offering regular rail services to Dublin Heuston and the wider national rail network, while several commuter bus routes also serve the area

**4 bedroom detached  
residence extending to  
approx. 173 sq.m  
(1,862 sq.ft)**

**Guide Price:**

**€625,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**1.27 m x 2.67m**

Wooden front door, dark oak laminate flooring, alarm panel.

Play/Family  
Room

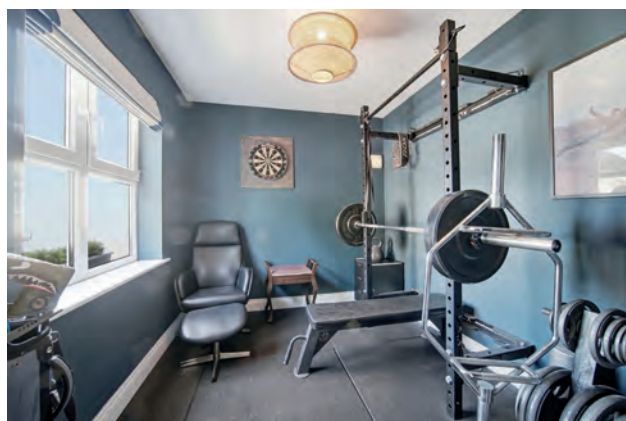
**3.59m x 2.61m**

Dark oak laminate flooring, currently set up as a gym, Roman blinds.

Living Room

**3.69m x 5.92m**

Dark oak laminate, dual aspect, TV point, phone point, recessed storage area, pocket doors to kitchen dining area, Roman blinds.



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**Guest W.C.**     **1.91m x 0.78m**

Decorative floor tiles, w.c., feature Belfast style sink with wall mounted brass tap, splash back tile.

**Kitchen**     **5.64m x 9.00m**

Open plan split-level kitchen, laminate flooring, fully fitted kitchen, quartz worktop, Range master dual fuel gas cooker, Smeg extractor hood, pan drawers, integrated dishwasher, tall larder unit, island with seated breakfast bar area and Belfast sink, American style fridge freezer with built-in larder units and wine rack, integrated microwave, glass display wall unit, down lights, Roman blinds, steps down to a defined bright, spacious dining area, with sky light, large full width sliding door to rear patio & garden area, large windows incorporating a window seat, natural fire stove with stone clad hearth, vertical radiator.



# Accommodation

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Internal  
Hallway

**2.17m x 3.00m**

Dark oak laminate flooring.

Utility Room

**2.00m x 3.23m**

Tiled floor, additional cabinets, worktop, sunken ceramic sink, plumbed for washing machine, tall storage unit, gas boiler, heating thermostat, door to rear garden.

Landing

Full carpeted including stairs.

Bedroom 1

**4.10m x 2.59m**

Laminate flooring, TV point, fitted shelves, Roman blinds.



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**Bedroom 2**     **2.93m x 2.48m**     Full carpeted, fitted shelves, TV point, Roman blinds.

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**Bedroom 3**     **4.31m x 3.30m**     Laminate flooring, , fitted wardrobes, Roman blinds.

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**En-suite**     **1.60m x 4.60m**     Tiled floor, Roman blinds, voile curtains, w.c., w.h.b with vanity unit, mirror, shelving, shower enclosure tiled with recessed shelf area, brass gravity fed shower.



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**Master  
Bedroom**

**5.30m x 5.78m**

Step down, fully carpeted, recessed seating space, large walk-in wardrobe area with shelving and clothes rails.

**En-suite**

**2.71m x 2.00m**

Tiled floor, semi tiled walls and wet areas bath with gravity fed chrome shower, w.c., w.h.b, Roman blind, wall sconce.

**Bathroom**

**2.20m x 2.00m**

Tiled floor and walls, walk-in shower enclosure, gravity fed chrome monsoon shower, w.c., w.h.b, Roman blind.



# Accommodation

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## Landing

Full carpeted including stairs, ample recessed storage space.

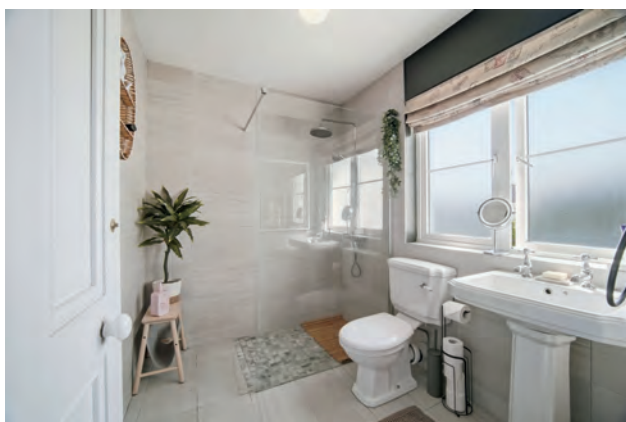
## Attic Room

**7.00m x 3.30m**

Fully carpeted, additional sockets, down lights, Velux windows & blinds, currently laid out as a bedroom.

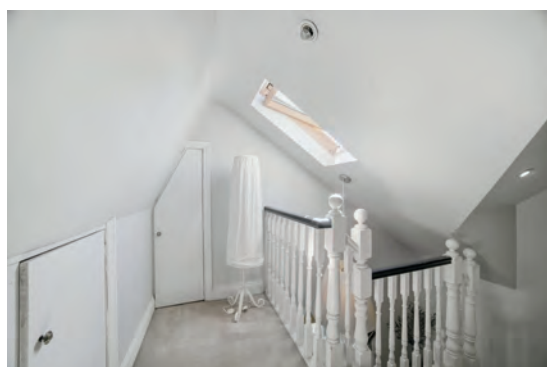
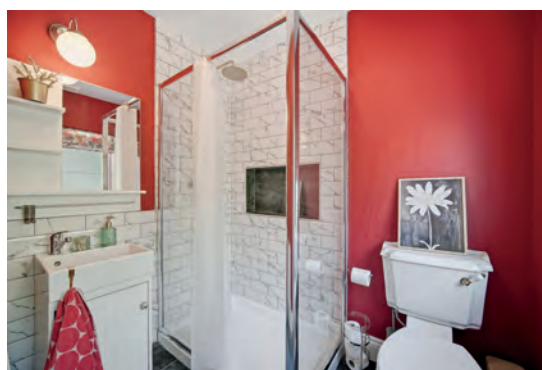
## Garden

Very private, beautifully landscaped, walled surround, two tier garden with raised large lawn area, raised beds, stone paving steps, stone chippings in sunny seated area and to side entrance, power sockets, lean-to area for additional storage which is damp-proofed and wired for power (3.00m x 1.40m).



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## Additional Information:

Built in 2003  
Extended in 2017  
Double glazed windows  
Solid internal wood doors throughout  
Ample Parking with pedestrian side entrance  
Lean-to Storage area

## Services:

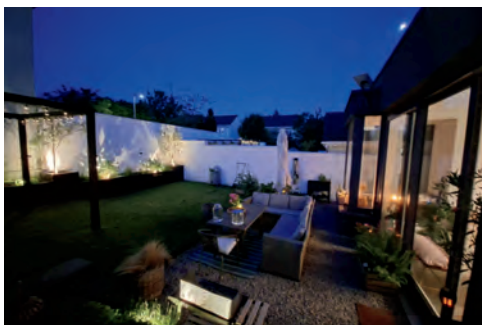
Mains Water  
Gas Central Heating

## Items Included in sale:

Fixtures, fittings, window dressings including all Roman blinds, Range master dual fuel gas cooker, Smeg extractor hood, American Style fridge freezer & dishwasher.

## Entrance Driveway:

Loose stone chippings bordered with decorative sleepers, gated side entrance, parking to the side.



# Floor Plans

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