

Residential

Coonan
PROPERTY



Apt 36 Block C, Aughamore, Clane, Co. Kildare

- Excellent A rated two-bedroom second 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 & balcony
- Finished to an exceptional standard, this home features a quartz kitchen worktop, stylish feature walls, Venetian blinds, and elegantly appointed stone and porcelain-tiled bathrooms, among many other impressive details
- Dual-aspect apartment featuring a spacious private balcony, perfect for enjoying summer days
- 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 second
floor apartment
extending to approx.
85 sq.m (910 sq.ft)**

Guide Price:

€350,000

Private Treaty

Accommodation

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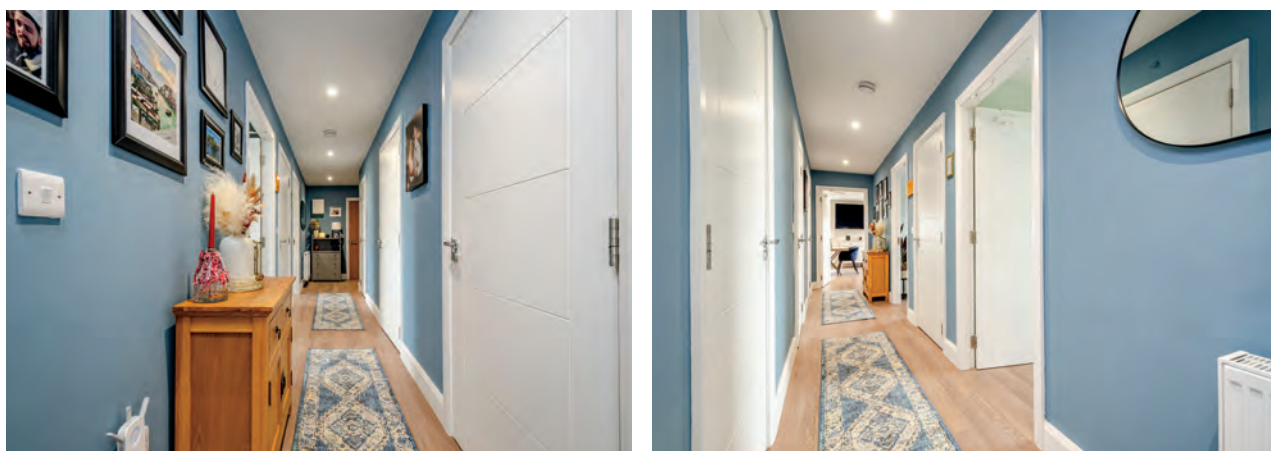
Reception area **2.11m x 1.53m**

Semi-solid flooring, recessed space with closet for additional storage (1.72m x 1.78m).

Entrance
Hallway

7.65m x 1.20m

Semi-solid flooring, radiator, down lights, additional sockets.



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Storage Closet **0.76 x 1.20m**

Semi-solid flooring, fitted clothes rails.

Kitchen/
Dining /Living
Room

5.12m x 6.70m

Semi-solid flooring, fully fitted soft close kitchen, quartz worktop and upstands, undermounted 1.5 bowl sink, Hotpoint dishwasher, Belling oven, electric hob, Samsung fridge freezer, stainless steel extractor hood, down lights, 70" LG Ultra HD T.V (with wall mount), French doors leading to balcony.

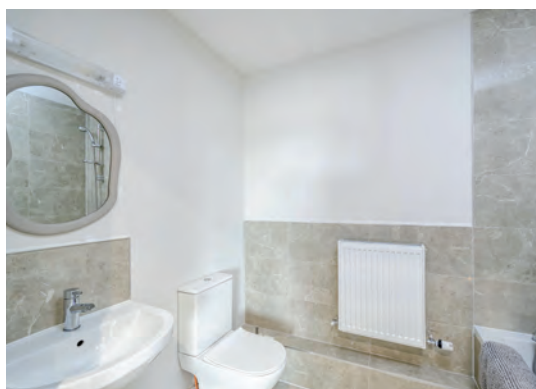


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Bedroom 1 **3.98m x 3.16m** Semi-solid flooring, fitted wardrobe & blinds.

Bathroom **2.20m x 1.70m** Porcelain tiles, bath with chrome mixer shower, w.c., w.h.b., mirror, shaving light.



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Utility Room **1.66m x 1.77m**

Semi-solid flooring, plumbed for washing machine, storage closet, heating controls.

Master Bedroom **3.98 x 3.65m**

Semi-solid flooring, coving, fitted wardrobes & blinds.



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En-suite

1.24m x 3.00m

Tiled floor and partially tiled walls, large walk-in shower, gravity fed monsoon rain shower, w.c., w.h.b., mirror, shaving light.



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Additional Information:

BAmple non designated parking spaces
Heat recovery ventilation system
Wired for Alarm
Secure Hikvision access control / Intercom system with remote access
High quality kitchen appliances

Services:

Mains Water
Heat pump

Items Included in sale:

Fixtures, fittings and window dressings including Venetian blinds, Hotpoint dishwasher, Belling oven, induction hob, Samsung fridge freezer, stainless-steel extractor hood and 70" LG Ultra HD T.V (with wall mount)



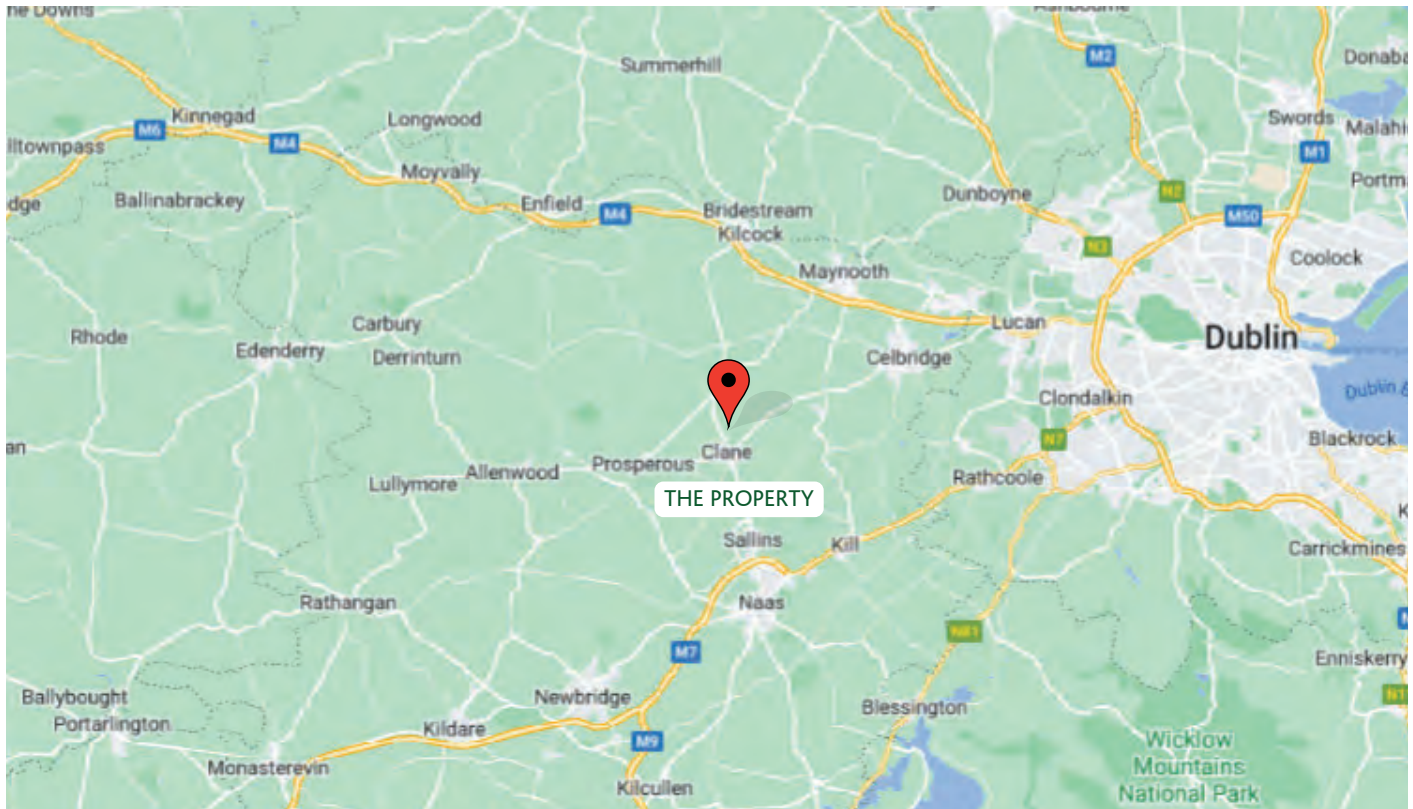
Floor Plans

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Directions

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Directions

W91 N24N

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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