

Residential

Coonan
PROPERTY



82 Lakelands, Naas, Co. Kildare

- Spacious four-bedroom semi-detached property with garage, extending to approximately 127 sq.m, offering excellent potential and requiring renovation
- Accommodation comprises of hallway, main living room, kitchen, dining room, guest w.c., four generous bedrooms and family bathroom
- Lakelands is situated in a mature development, surrounded by public parks and recreational green areas. Within a short walk of Naas town centre, offering an extensive range of amenities including primary and secondary schools, sports and leisure facilities, shops, hospital, bars, restaurants & more
- Easy access to the M7 motorway to Dublin City and the M50, with Cork, Waterford and Limerick via the M8 and M9. Public transport bus stop opposite Lakelands servicing Dublin and surrounds. Commuters also enjoy easy access to Sallins train station, both Red Cow and Saggart Luas stops are only a short drive

**4 bedroom semi-detached house
extending to approx.
127 sq.m (1.367 sq.ft)**

**Guide Price:
€375,000**

Private Treaty

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Entrance
Hallway **3.78 m x 1.58m** Carpet flooring.

Guest W.C. **1.00m x 1.56m** W.C., wash-hand basin.

Cloakroom **1.77m x 0.87m** Storage and coat hooks.

Main Living
Room **3.40m x 4.37m** Carpet flooring, large feature window, open fireplace with hearth
and marble mantlepiece.



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Kitchen **3.86m x 3.02m** Tiled floor, fitted kitchen units.

Dining **3.86x 3.21m** Carpet flooring & feature window over looking south east facing garden.

Landing **2.81m x 1.39m** Fully carpeted including stairs.

Bedroom 1 **1.88m x
1.55m /4.20m
x 2.49** Carpet flooring, drawers.



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Bedroom 2 **3.94m x 3.77m** Carpet flooring, wardrobes.

Bedroom 3 **3.77m x 3.77m** Carpet flooring.

Master
Bedroom **3.81m x 2.51m** Carpet flooring.



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Bathroom **2.81m x 1.87m** Tiled floor, bath, w.c., wash-hand basin, shaving light.

Garden Large rear garden, in full lawn, walled surround, side passage, oil tank.

Garage **2.44m x 6.26m**



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Additional Information:

Gross internal floor area approx.
Built in 1974
South East Facing Garden
Opposite Naas General Hospital
Within walking distance to public transport
bus stops

Items Included in sale:

"Sold As Seen"

Services:

Mains Water
Mains Sewage
Oil Heating

Entrance Driveway:

Approached by paved drive with lawn and
mature edging.

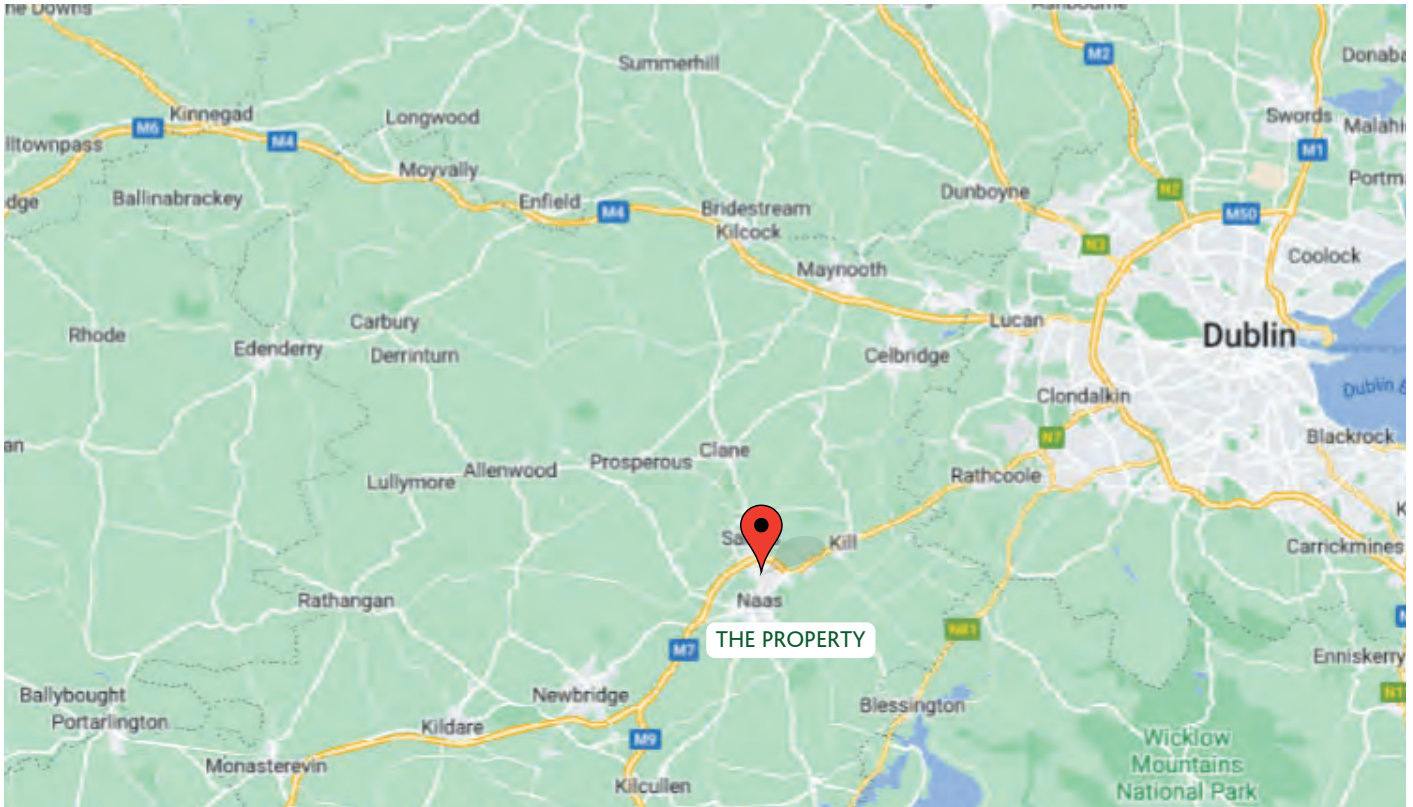


Floor Plans



Directions

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Directions

W91 KNP2

BER

BER E2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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