

# Residential

**Coonan**  
PROPERTY



## 20 The Avenue, Oldbridge, Osberstown, Naas, Co. Kildare

- Immaculately presented two-bedroom end-of-terrace home extending to approximately 70 sq.m/753 sq.ft
- Well-appointed accommodation comprising entrance hallway, kitchen, living/dining room, landing, two bedrooms, and a family bathroom
- Accessed via a pedestrian entrance bordered by mature laurel hedging and a paved pathway leading to the front door, the property further benefits from a generously sized rear garden, a pedestrian side entrance and ample communal parking.
- Excellent transport links, within a short walk (aprox. 650m) of Sallins arrow train station, with regular bus services nearby and convenient access to the M7 motorway connecting to all major road networks
- Oldbridge enjoys a prime position between Naas and Sallins within walking distance of vibrant shops, a host of eateries, pubs, schools and churches. An array of recreational activities including Naas and Punchestown racecourses, golf clubs, tennis club, GAA and rugby clubs.

2 bedroom end-of-  
terrace home  
extending to approx.  
70 sq.m (753 sq.ft)

Guide Price:

**€325,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**2.00m x 2.89m**

Semi solid floor, Alarm, phone point.

Living Room /  
Dining

**3.92m x 6.23m**

Semi-solid flooring, fireplace with gas insert, marble and wood surround, sliding door to rear garden, decorative coving, understairs storage.



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**Kitchen**

**3.26m x 2.29m**

Fully fitted kitchen, Zanussi electric oven and hob, sink, plumbed with dishwasher and washing machine.

**Landing**

**1.99m x 3.00m**

Fully carpeted including stairs, Hotpress.



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**Bedroom 1**     **2.82 x 3.93m**     Semi-solid flooring, fitted wardrobes, fitted mirror.

**Bathroom**     **2.10m x 3.00m**     Fully tiled floor & walls, bath with electric shower, w.c., tiled splashback, washhand basin, extractor fan.



# Accommodation

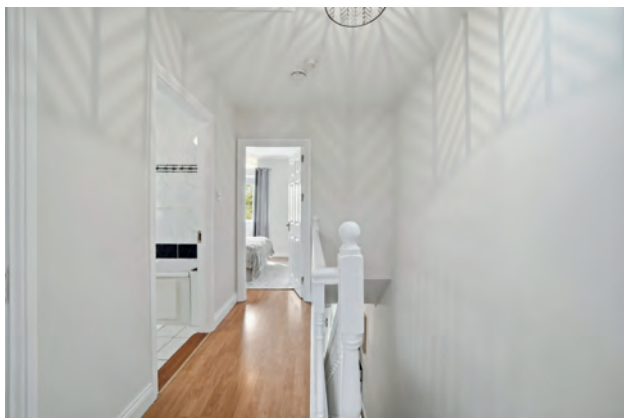
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Bedroom 2    **2.93m x 3.93m**    Semi-solid flooring, fitted wardrobes.

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## Garden

Generous rear garden, patio area, Barna shed, wall to rear with concrete post and wood fence surround.



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## **Additional Information:**

Built in 2002  
Ample communal parking  
Barna shed

## **Items Included in sale:**

Dishwasher, washing machine, Zanussi  
electric oven and hob and Barna shed.

## **Services:**

Mains water  
Gas central heating



# Floor Plans

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