

Residential

Coonan
PROPERTY



46 Finlay Park, Naas, Co. Kildare

- Immaculate "A" rated four-bedroom semi-detached extending 142sq m/1528 sq.ft
- Accommodation comprises of entrance hall, guest w.c., kitchen/dining/lounge area, utility room, living room, four bedrooms, two en-suite and family bathroom
- Finished to an exceptional standard, this home boasts decorative tiles, herringbone flooring, plantation shutters, smart storage solutions, a bespoke cabinetry media and library wall unit, carpet runner, and cobblelock driveway — just some of the many impressive features this property has to offer
- Commuters can take advantage of a well-developed transportation network, including convenient access to the bus route from town, the M7 Motorway via Junction 9 and a direct train service from Sallins station to Heuston Station
- This lovely home is only a 10 minute stroll along the canal to the centre of Naas town with a variety of shops, restaurants, leisure facilities and clubs nearby, as well as highly regarded primary and secondary school

**4 bedroom semi-detached house
extending to approx.
142 sq.m (1,528 sq.ft)**

Guide Price:

€570,000

Private Treaty

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Entrance
Hallway

1.91m x 5.00m

Decorative floor tiles, understairs smart storage, alarm panel, down lights.

Guest W.C.

1.59m x 1.55m

Tiled floor, subway tiles, w.c., w.h.b., shaving light.

Living Room

3.72m x 4.67m

Dark Oak herringbone floor, feature stone fireplace with inset stove, bespoke built-in shelving, storage and TV units, down lights, large window with plantation shutters.



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**Kitchen /
Dining Room**

**6.54m x 5.74m
(incl. utility room)**

Fully fitted kitchen, tiled floor, breakfast bar with seating, ceramic sink, plantation shutters on window, integrated dishwasher, Beko oven, gas hob, extractor fan, tiled splashback, glass wall display cabinet, integrated fridge freezer, defined dining and lounge area with herringbone floor, French doors with plantation shutters leading to rear garden.

Utility Room

1.61m x 1.91m

Worktop, plumbed for washing machine, dryer, gas boiler, door to side entrance.



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First Floor:

Landing **4.00m x 2.27m** Fully carpeted including stair runner, hotpress with Joule water tank.

Bedroom 2 **4.14m x 2.94m** Fully carpeted, fitted wardrobes, window with plantation shutters.

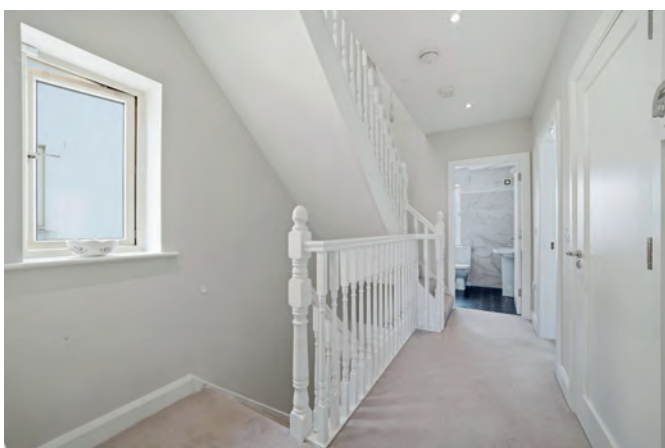


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En-suite **1.63m x 2.31m** Fully tiled, large shower enclosure with chrome gravity fed monsoon shower, w.c., w.h.b., shaving light, down lights.

Bedroom 3 **3.27m x 3.95m** Fully carpeted, fitted wardrobes, blinds.

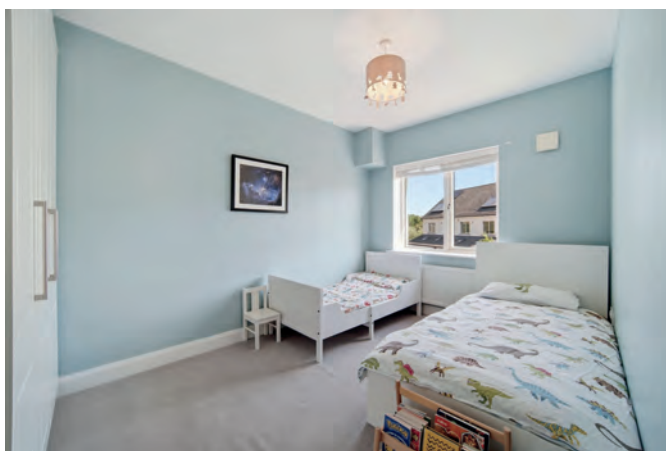


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Bedroom 4 **3.00m x 2.77m** Fully carpeted, fitted wardrobes.

Bathroom **1.92m x 2.23m** Feature floor tile with contrasting marble effect wall tile, deep filled bath, w.c., w.h.b., shaving light, towel radiator.



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Second Floor:

Landing **2.59m x 1.00m** Fully carpeted including stairs, additional storage closet.

Master Bedroom **5.70m x 3.16m** Fully carpeted, fitted wardrobes, feature dormer window with plantation shutters.



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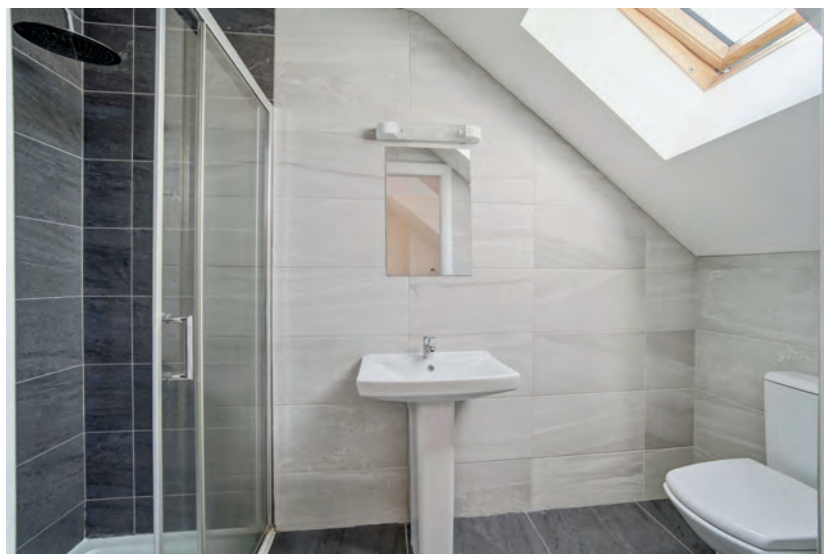
En-suite

1.31m x 2.92m

Fully tiled, large shower enclosure, w.c., w.h.b.

Garden

Lawn garden with stone paved patio area, large lawn, stainless steel shed, outdoor tap, outdoor power point, surrounded by concrete post and fence panelling.



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Additional Information:

Gross internal floor area approx.
Built in 2018
A rated Home
Cobble lock drive with ample parking for two cars

Items Included in sale:

Fixtures, fittings and window dressing, feature kitchen mirror, integrated appliances including dishwasher, Beko oven, gas hob, extractor fan and fridge freezer.

Entrance Driveway:

Cobble lock driveway with ample parking

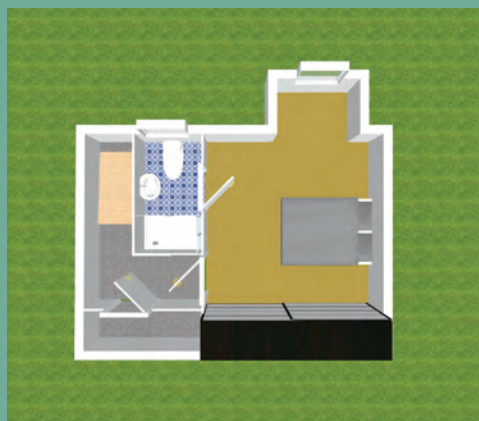
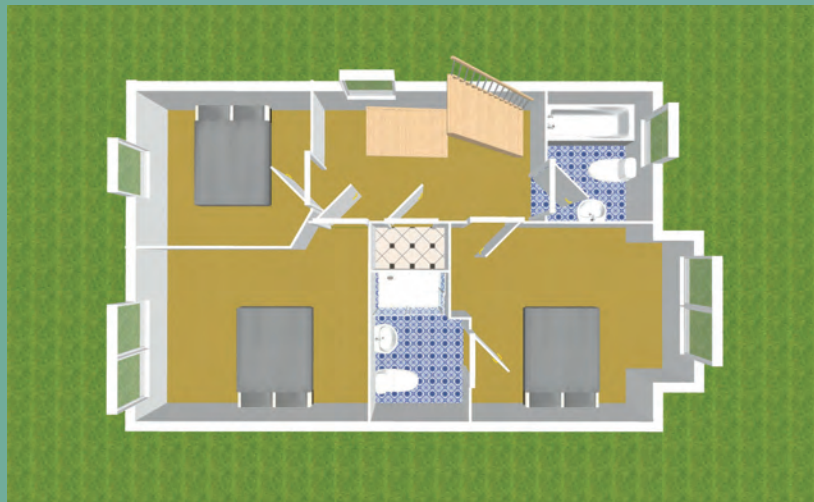
Services:

Mains Water
Gas central heating



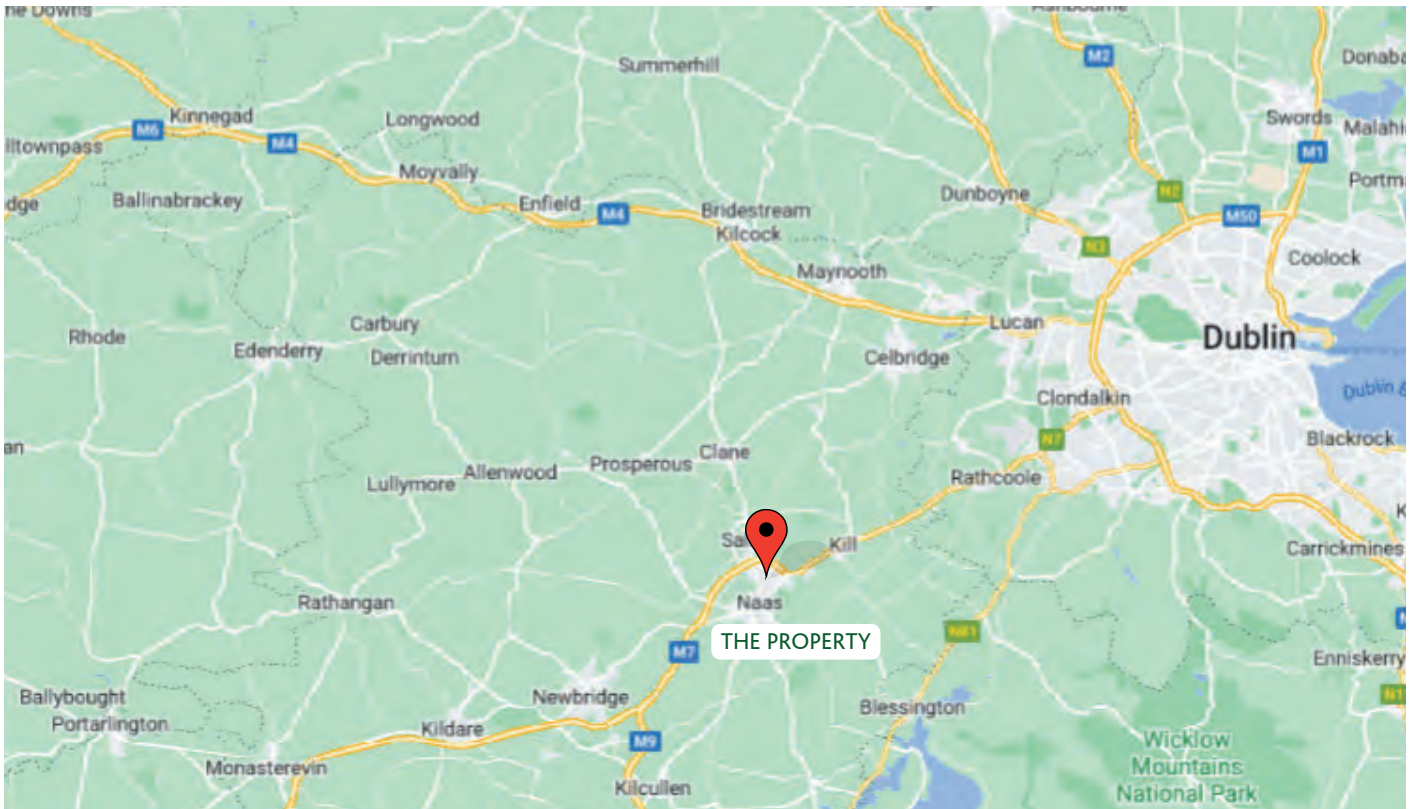
Floor Plans

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Directions

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Directions

W91 T6PH

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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