



1 Coach House Yard, Johnstown, Co. Kildare

- Spacious three-bedroom residence ideally situated in the heart of Johnstown Village, extending to approximately 153 sq.m/ 1,646 sq.ft
- The accommodation briefly comprises an entrance hallway, living room, lounge, kitchen/dining area, guest w.c., rear lobby, three bedrooms, en-suite, and family bathroom
- A wide range of amenities are within easy reach in Naas, including shopping centres, schools, pubs, restaurants, parks, playgrounds and an array of leisure facilities
- Located in the charming village of Johnstown, the property benefits from excellent connectivity to Naas Town Centre, convenient access to Dublin via the nearby N7/M7 motorway, regular bus services, and close proximity to Sallins Railway Station

3 bedroom residence
extending to approx.
153 sq.m (1,646 sq.ft)

Guide Price:

€580,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

2.40m x 9.49m

Porcelain tiled floor, damask feature wall paper with wall panelling, understairs storage, radiator cover, decorative cornice and centre rose.

Lounge Room

3.73m x 6.35m

Fully carpeted, large sash window facing to front of property, wall lights, feature stone fireplace with gas insert, TV point, dual access to hallway, decorative cornice and centre rose.



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Living Room **3.74m x 6.35m**

Fully carpeted, large sash window facing to front of property, feature stone fireplace, wall lights, decorative cornice and centre rose.

**Kitchen/
Dining** **3.28m x 3.87m**

Porcelain tiled floor, fully fitted kitchen with granite worktop and granite upstands, integrated fridge freezer, eye level oven and microwave, hob, pan drawers, stainless steel and glass extractor fan, undermounted 1.5 bowl stainless steel sink, integrated dishwasher, feature arched windows.



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Rear Lobby **1.26m 1.76m** Porcelain tiled floor. Door to courtyard garden.

Guest W.C. **1.24m x 1.72m** Porcelain tiled floor, w.c., wash-hand basin, gas boiler housing.

Landing **6.86m x 2.57m** Fully carpeted with carpet stair runner, impressive high ceiling height, Hot-press, classic style coving.



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**Master
Bedroom**

3.83m x 4.10m

Fully carpeted, large sash window facing to front, TV point, walk-in wardrobe, classic style coving.

En-suite

1.80m x 3.60m

Tiled floor, bath with shower, splash back wall tiles, w.c., wash hand basin.

Bedroom 2

3.20m x 2.89m

Fully carpeted, large sash window facing to front, fitted wardrobes, classic style coving.



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Bedroom 3 **2.92 x 3.45m** Fully carpeted, large sash window facing to rear, fitted wardrobes, classic style coving.

Family Bathroom **1.77m x 2.60m** Half tiled with white w.c., wash hand basin and shower with screen. shaver light, classic style coving.

Garden Pebble-dashed enclosed courtyard area with access to a larger communal garden.



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Additional Information:

High Ceilings
2 parking spaces
Alarmed
Management fees €3,300
Frontage on to Main Street, Johnstown

Items Included in sale:

Fixtures, fittings and window dressings.

Services:

Mains Water
Gas central heating



