

Residential

Coonan
PROPERTY



Apt 2 Block 3 The Millicent, Cois Abhainn, Clane, Co. Kildare

- Excellent two-bedroom ground floor apartment extending 65 sq.m /690 sq.ft
- Accommodation comprises of hallway, kitchen, living/dining area, two bedrooms and family bathroom
- Ample non designated parking available
- Located in the highly sought-after Cois Abhainn development, just a short stroll from Clane Village
- Excellent local amenities within walking distance, including: Supermarkets such as Lidl, Aldi, and Dunnes Stores, primary and secondary schools, church, cafés, pubs, restaurants, boutiques and a wide range of retail outlets
- Superb recreational opportunities nearby with numerous sport clubs and leisure facilities such as golf clubs, tennis clubs, swimming pool, gym, GAA and a variety of clubs
- Excellent for location for commuters, Just 9 km from Naas and approx. 28 km from Dublin, easy access to both the M4 and M7 motorways and close to Sallins (approx. 5 km) and Maynooth (approx. 12 km) train stations

2 bedroom ground
floor apartment
extending to approx.
65 sq.m (690 sq.ft)

Guide Price:
€275,000

Private Treaty

Accommodation

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Entrance
Hallway

3.85m x 1.46m

Semi solid flooring, radiator cover, fitted robes, cloak room.

Dining/Living
Room

4.92m x 4m

Semi solid flooring, radiator cover, Roman blinds, integrated shelving, electric fire display and French doors leading onto cobble lock area.



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Kitchen **2.1m x 3m** Fitted wall and floor units, tiled splashback, stainless steel sink, plumbed for washing machine, electric oven and hob.

Inner Hallway **4.2m x 0.95m** Semi solid flooring and hot-press.

Master Bedroom **2.49m x 3.4m** Carpet flooring, fitted wardrobes, Roman blinds.



Accommodation

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Bedroom 2

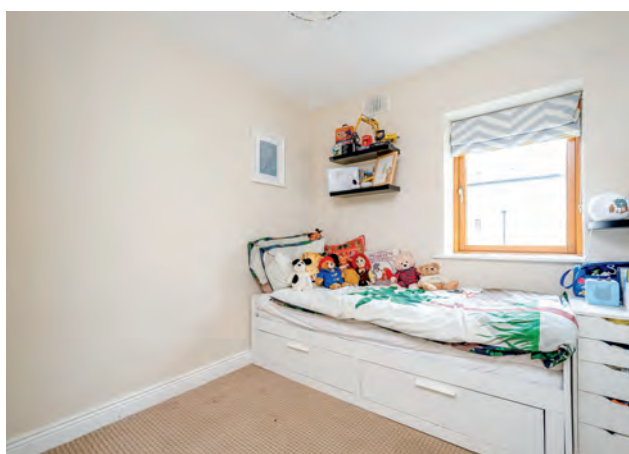
4m x 3.9m

Carpet flooring, fitted wardrobes, Roman blinds and French door leading to cobble locked area.

Bathroom

2.45m x 1.86m

Tiled flooring, power shower, w.c., w.h.b., splashback tiles, shaving light.



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Additional Information:

Owner occupier
Built in 2004
Attractive, well-maintained communal areas
Management fees €1550.57 pa

Services:

Mains water
Gas fire central heating

Items Included in sale:

Fixtures, fittings, electric oven, hob, fridge freezer, dishwasher, washing machine, radiator covers, and blinds. (curtains, light fittings in bedrooms and microwave not included)

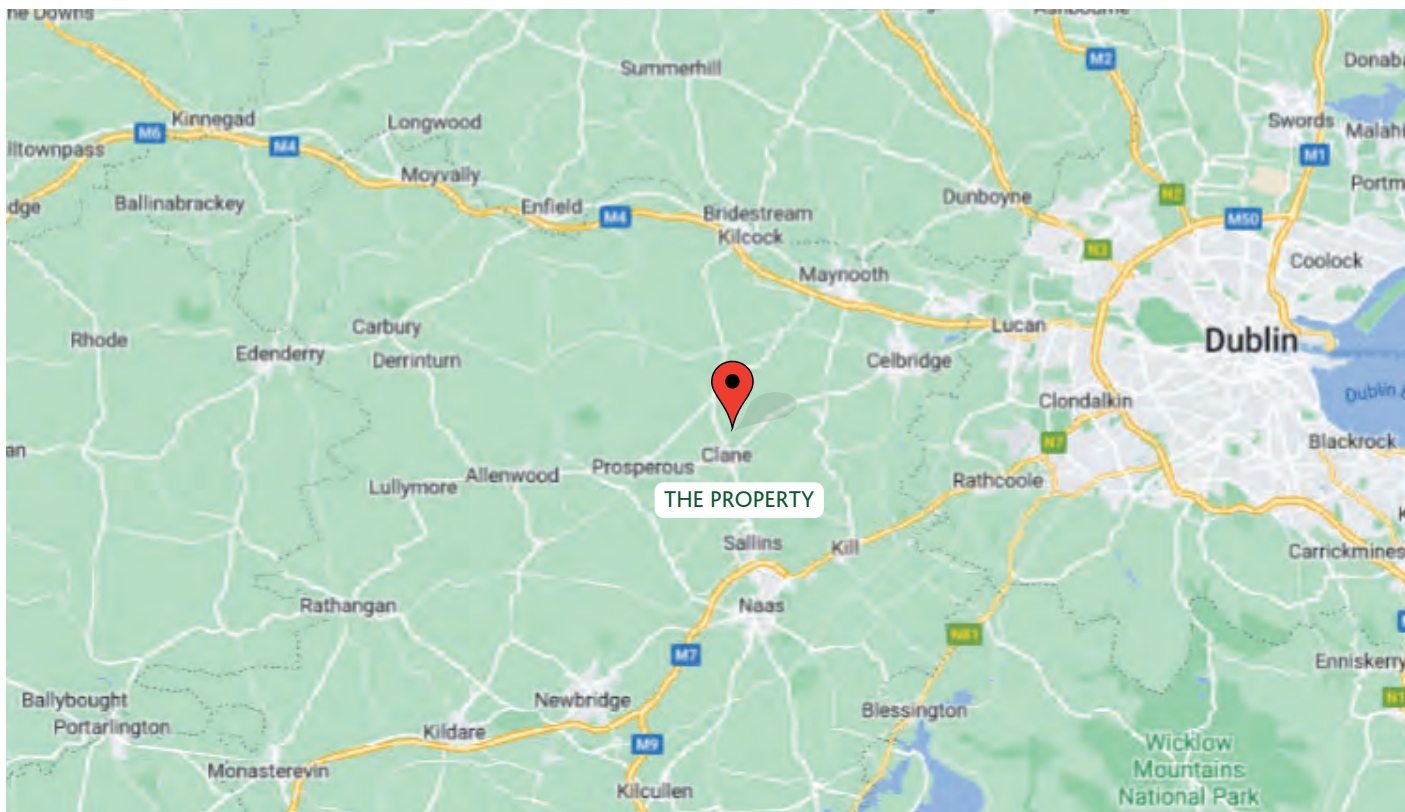


Floor Plans



Directions

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Directions

W91 YH61

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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