

Residential

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Apt 12 The Lodge, Yew Tree Square, Prosperous Road, Clane, Co. Kildare

- Immaculate A rated two-bedroom apartment extending to 84 sq.m/ 904 sq.ft
- Accommodation comprises of hallway, utility closet, kitchen/dining/living room, two bedrooms, walk in wardrobes (plumbed for en-suite), family bathroom and two separate balconies
- Excellent standard of finish throughout, featuring triple-glazed windows installed in 2021, a new condenser boiler fitted in 2025, stylish made to measure sliding wardrobes, cleverly designed walk-in wardrobes, and two balconies, including an exceptionally spacious balcony.
- Highly convenient, family-friendly location 200m from Clane village, within easy walking distance of a range of excellent amenities, including well-regarded schools only 200m from primary and 600 from a secondary school, supermarkets, cafés, boutiques, restaurants, sports clubs, and leisure facilities
- Easy access to the M4 and M7 motorways, providing convenient routes to Dublin and surrounding counties
- Clane is also well served by regular bus services 120 A ,120 B ,120X, one going directly to UCD Campus, while nearby towns such as Maynooth and Sallins offer rail links to the capital, making the area ideal for commuters

PSRA No. 003764 coonan.com

Immaculate
Two-bedroom A rated
apartment extending
to 84 sq.m/ 904 sq.ft

Guide Price:
€298,000

Private Treaty

Accommodation

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Entrance Hall	1.29m x 3.00m	Semi solid flooring, utility closets with additional storage, intercom system.
Inner Hallway	1.00 x 3.80m	Semi-solid flooring, integrated shelving, cloak rack.
Bathroom	2.00m x 2.98m	Fully tiled, deep filled bath with shower head, w.c., w.h.b., fitted mirror, storage cabinets, towel radiator, fitted corner shelving unit.
Bedroom 2	3.66m x 3.12m	Semi-solid flooring, fitted made to measure slide robes, fitted shelving, French doors to large shared balcony area with Master bedroom.
Master Bedroom	3.10m x 4.74m	Carpet, fitted made to measure slide robes, French doors to large balcony area.
Walk-in wardrobe	1.93 x 2.00m	Semi-solid flooring, fitted drawers, built in shelving units, plumbing in place to convert to en-suite.
Kitchen / Living Room	4.00m x 9.64m	Porcelain tiled floor, fully fitted kitchen, breakfast bar area with integrated shelving, soft close pan drawers, electric oven, hob, extractor fan, splash back tiles, stainless steel deep filled sink, integrated dishwasher, plumbed Samsung washing machine, Samsung fridge freezer. Well defined dining and living room with semi-solid flooring, blinds, ample space with feature wall, TV point, additional shelved storage cabinet, French doors to second balcony area.



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Additional Information:

- Gross internal floor area approx. 84sq.m.
- Built in 2006
- Lift and staircase access
- New Condenser Boiler 2025
- New triple glazed windows 2021
- Henry Wiltshire Management fees: approx €2,400
- Two balconies, one very large
- Non designated ample parking
- Creche within estate

Items Included in sale:

Fixtures, fittings and window dressing, electric hob, oven, extractor fan, integrated dishwasher, washing machine and Samsung fridge freezer

Services:

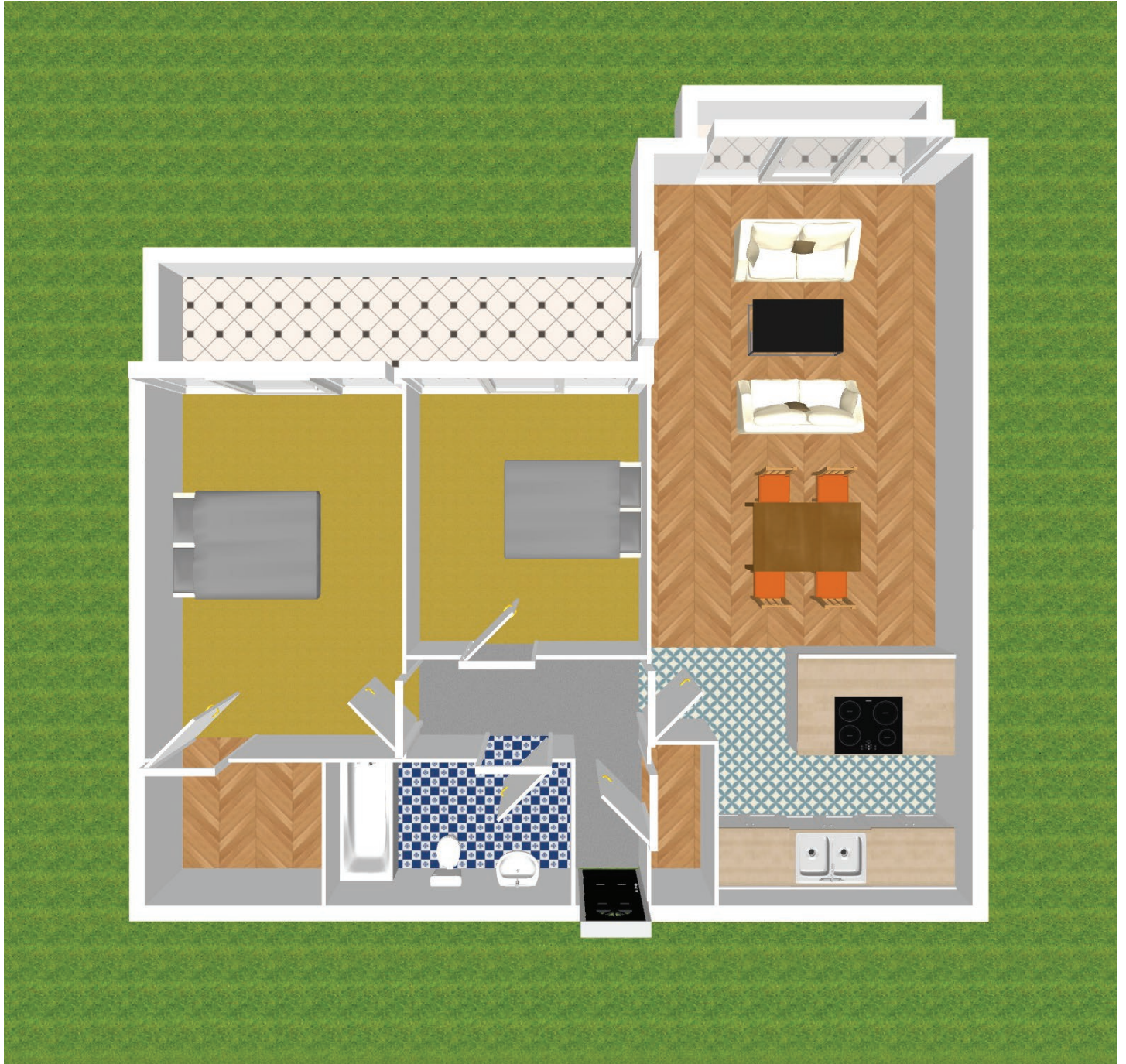
- Mains Water
- Gas central heating



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Floor Plan

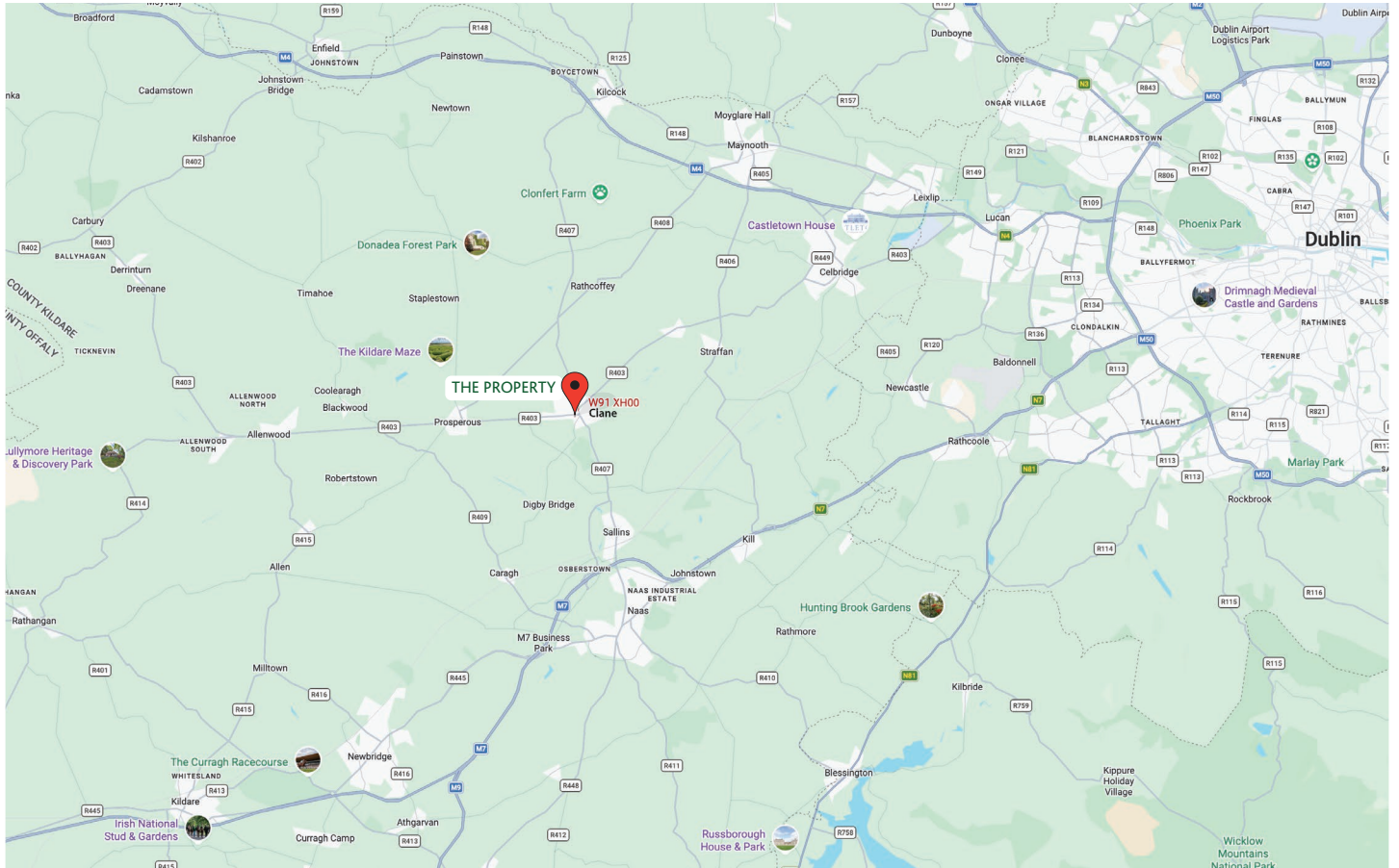
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Directions

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Directions

Eircode: W91 XH00



Viewing

By appointment only



Contact information:

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