



26 The Cloisters Clane, Co. Kildare

- Spacious four-bedroom semi-detached family home extending to approximately 126 sq. m. (1,356 sq. ft.), ideally positioned in a quiet cul-de-sac within this mature and established development
- Generously proportioned accommodation comprises entrance hallway, guest WC, kitchen/dining area, living room, four bedrooms including master bedroom with en-suite, and family bathroom
- Set within a well-established estate featuring mature trees and generous communal green spaces, this property enjoys a particularly private setting with the added benefit of being pleasantly unoverlooked
- Generous off-street parking to the front, together with a large side entrance offering excellent potential to extend, subject to the necessary planning permission
- Ideally suited to family living, with well-proportioned accommodation, a quiet setting and excellent access to local amenities and services
- Clane is a thriving village with a strong sense of community, offering an excellent selection of amenities including shops, supermarkets, primary and secondary schools, crèches, churches, pubs, restaurants, cafés and an extensive range of sporting and recreational facilities including tennis, golf, rugby and GAA

Spacious four-bed
semi-detached family
home extending to
approximately
126 sq. m.
(1,356 sq. ft.)

Guide Price:
€440,000

Private Treaty

Accommodation

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Entrance Driveway:

Paved driveway, ample parking for cars, wide side entrance, lawn area with walled surround.

Entrance Hallway	2.40m x 6.24m	Semi-solid flooring, decorative coving.
Guest W.C.	0.83m x 1.71m	Semi-solid flooring, w.c, w.h.b, splashback tiles, towel rail.
Living Room	3.87m x 5.45m	Laminate flooring, piped for gas fire with cast-iron and wood surround, double doors to dining area, TV point, feature window with seating area, coving.
Dining Room	2.65 x 3.92m	Laminate flooring, additional sockets, sliding door to rear garden.
Kitchen	5.20m x 3.17m	Linoleum flooring, fully fitted kitchen, splashback tiles, Beko electric hob, single oven, extractor fan, fridge freezer, stainless steel sink, dishwasher, washing machine, coving, alarm panel.
Landing	1.38m x 4.65m	Fully carpeted including hardwood stairs, hot-press, attic access.
Bathroom	2.22m x 1.82m	Tiled, bath, w.c, w.h.b.
Bedroom 1	3.15m x 3.19m	Hardwood pine floor, fitted wardrobes.
Bedroom 2	2.69m x 4.00m	Hardwood pine floor.
Master Bedroom	3.29m x 4.12m	Hardwood pine floor, fitted wardrobes.
Ensuite	1.34m x 2.32m	Tiled floor, shower enclosure with power shower, w.c, w.h.b, fitted mirror, shelving.
Bedroom 4	3.33m x 2.73m	Hardwood pine floor, fitted wardrobes.

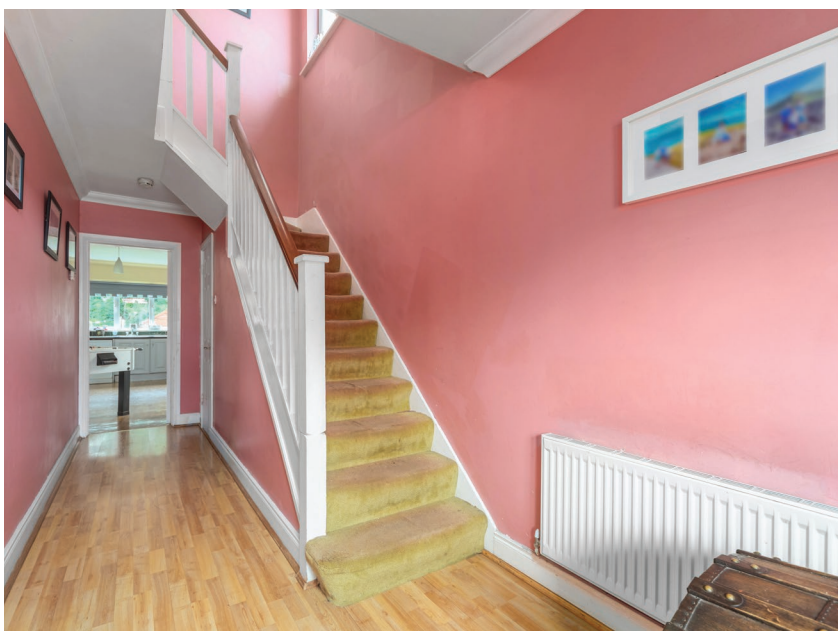
Accommodation

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Garden

Walled surround with concrete post and panel fencing, lawn area, mature trees, patio area, wide side entrance.

Additional Information:

- Gross internal floor area approx. 1,356 sq. ft.
- Built in 1999/2000

Items Included in sale:

Fixtures, fittings and window dressings and all kitchen white goods.

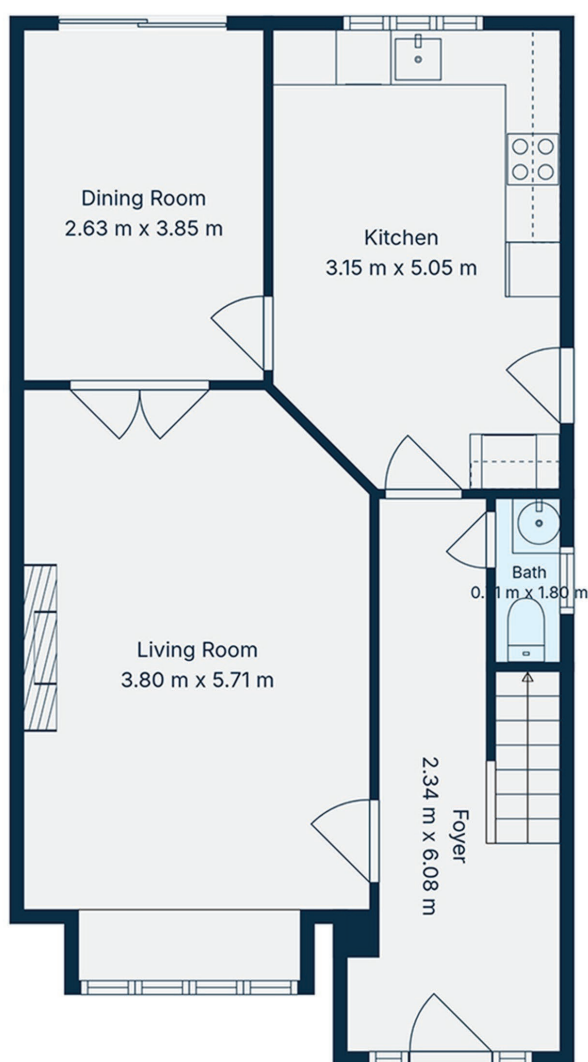
Services:

- Mains Water
- Gas Central heating

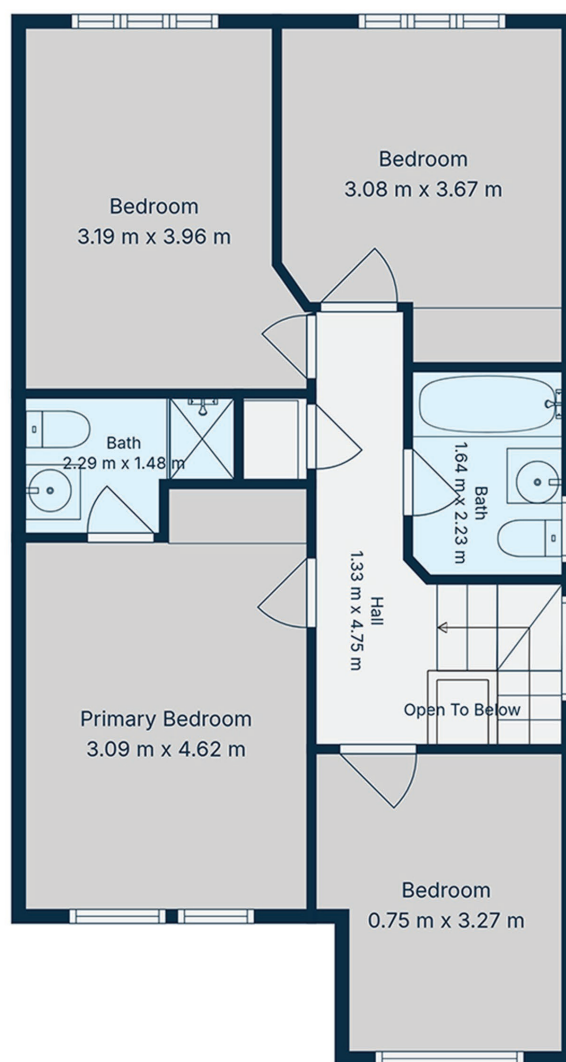


Floor Plans

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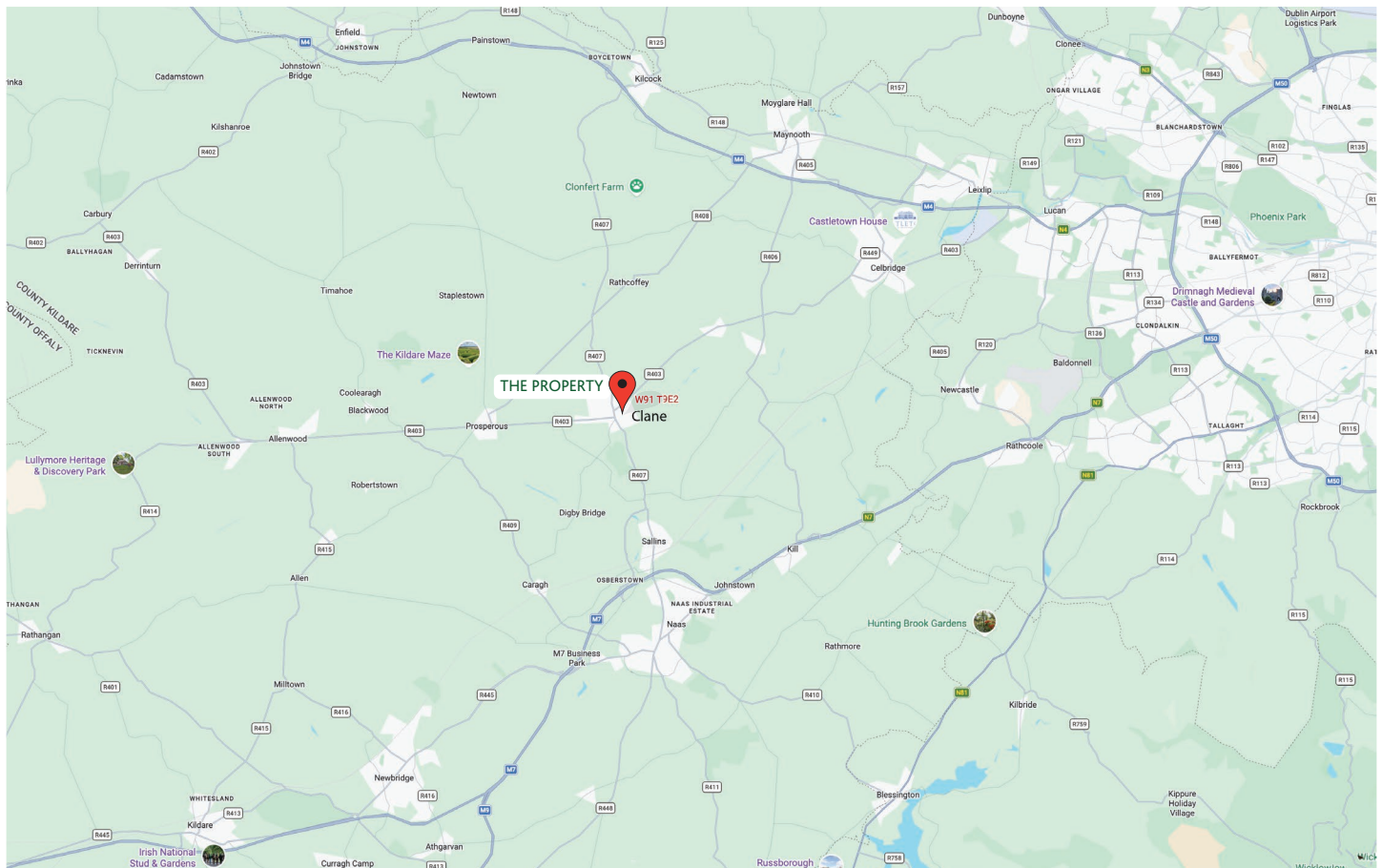
Ground Floor



First Floor

Directions

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Directions

W91 T9E2



Viewing

By appointment only



Contact information:

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