



5 Maple Toft Close, Prosperous, Co. Kildare

- Beautifully maintained four bedroom detached family home extending 134sq.m / 1442 sq.ft
- Accommodation comprises of entrance hallway, guest w.c., living room, family room, kitchen/dining area, four bedrooms, en-suite, family bathroom and attic conversion
- Finished to an exceptional standard throughout, featuring a cobblelock drive, decorative entrance steps, a bespoke painted hardwood kitchen with marble worktops, upstands and a Belfast sink, together with a beautifully landscaped garden, all combining to create a truly outstanding family home
- Situated in a quiet cul-de-sac, this spacious family home enjoys a highly convenient location within walking distance of Prosperous village and its excellent range of amenities, including schools, shops and cafés, while Ballynafagh Lake, Kildare Maze and Donadea Forest Park are all just a short drive away
- Conveniently located for commuters, Prosperous is served by regular bus services to Dublin City Centre, while the nearby M4 and M7 motorways and rail links at Sallins/Naas and Newbridge provide excellent connectivity to Dublin and the surrounding regions

PSRA No. 003764 coonan.com

Beautifully maintained
four bedroom detached
family home extending
134sq.m / 1442 sq.ft

Guide Price:
€450,000

Private Treaty

Accommodation

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Entrance Driveway:

Attractive red brick cobble lock drive, mature shrubs, lawn, cast iron gates with red brick wall surround.

Entrance Hallway 1.88m x 6.18m

Covered entrance porch with decorative tiled step leading to a welcoming entrance hallway, semi-solid floor, alarm panel, coving and cornice, understairs storage, downlights, utility storage closet.

Guest W.C.

0.77m x 2.00m

Tiled floor and walls, w.c., w.h.b., extractor fan, corner shelf.

Living Room

3.67 m x 5.66m

Laminate floor, feature window overlooking front garden, cast-iron fireplace with granite hearth, decorative coving and cornice.

Family Room/ Play Room

2.38m x 4.45m

Hard wood floor, decorative wall paper, decorative coving and cornice.

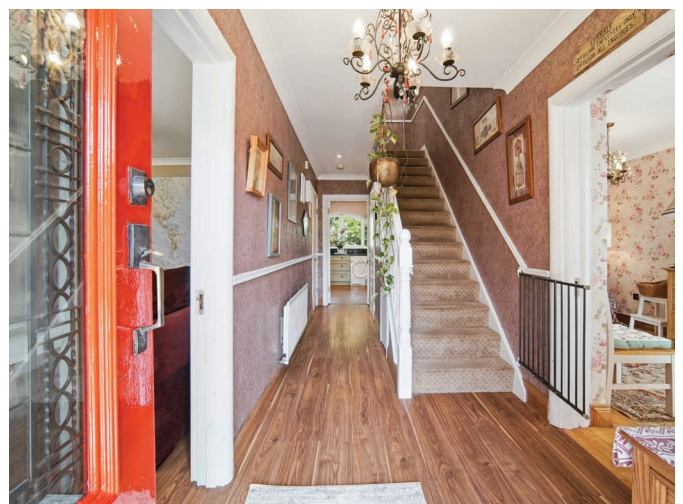
Kitchen/ Dining

4.26m x 8.41m

Beautifully crafted bespoke fitted kitchen featuring marble worktops and upstands, a central island with marble countertop and breakfast bar seating, Belfast sink, stained-glass display wall unit, double Rangemaster oven, extractor fan and built-in shelving. Complemented by coving, feature decorative wallpaper and a generous dining area with French doors opening onto the rear garden.

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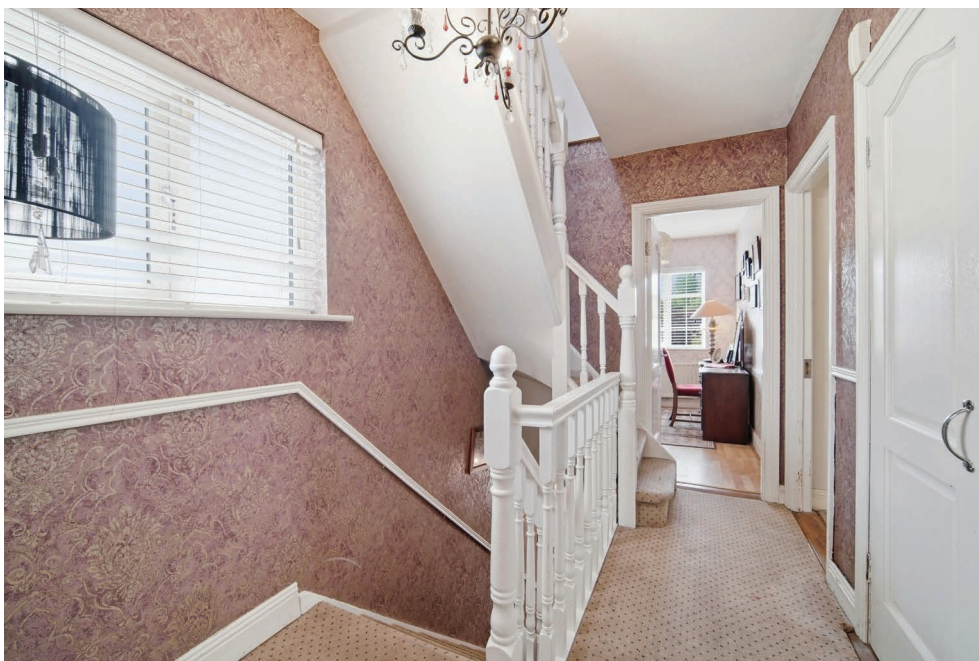


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First Floor:

Stairs & Landing	3.11m x 2.20m	Carpeted including stair case, Hotpress.
Bedroom 1	3.20m x 2.28m	Laminate flooring, fitted shelving, blinds.
Bedroom 2	2.95m x 3.61m	Laminate flooring, slide robes, TV point, overlooks rear garden.
Bathroom	2.81m x 1.46m	Tiled floor and walls, double shower enclosure with recessed shelving, Triton shower, w.c., w.h.b. with vanity unit, towel radiator.
Master Bedroom	3.60m x 5.40m	Fully carpeted, complete wall of fitted wardrobes, TV point, additional sockets.
En-suite	1.80m x 1.73m	Laminate flooring, shower enclosure, Triton shower, w.h.b., towel radiator.
Bedroom 4	2.00m x 3.17m	Laminate flooring, fitted shelving and clothes rails.
Upper Landing		Carpeted including stair case.
Attic Room/ Storage Area	4.67m x 3.00m	Carpeted, Velux windows, recessed storage space, USB points, additional sockets.



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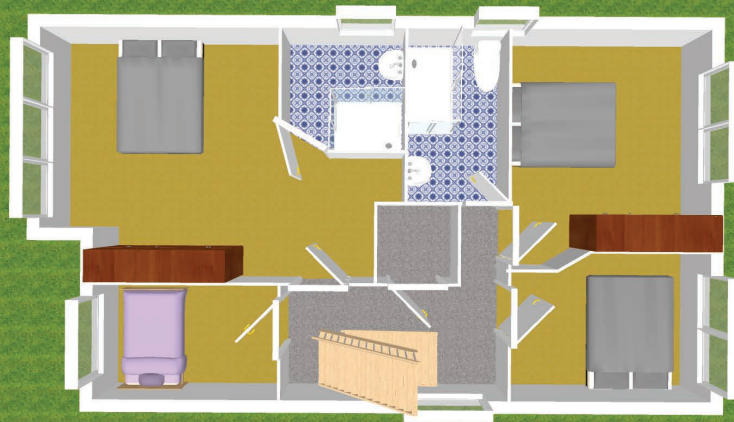
Floor Plans

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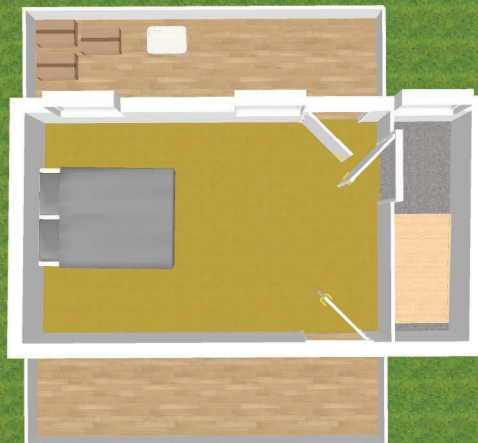
Ground Floor



First Floor



Second Floor



Garden

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Garden:

Exceptionally private and beautifully maintained rear garden featuring extensive cobblelock paving, decorative raised planting beds, mature trees and established hedging. Designed for both relaxation and entertaining, the garden benefits from a large patio area, outdoor barbeque & dining area. Features include Barna Shed, outdoor tap, surround, two pedestrian side access areas one with a cast iron gate and the other with a lean to covered storage area.

Additional Information:

- Built 2000
- Attic Conversion



Items Included in sale:

Fixtures, fittings, window dressings, double Range Master oven, American style fridge

Services:

- Mains Water
- Gas Central heating

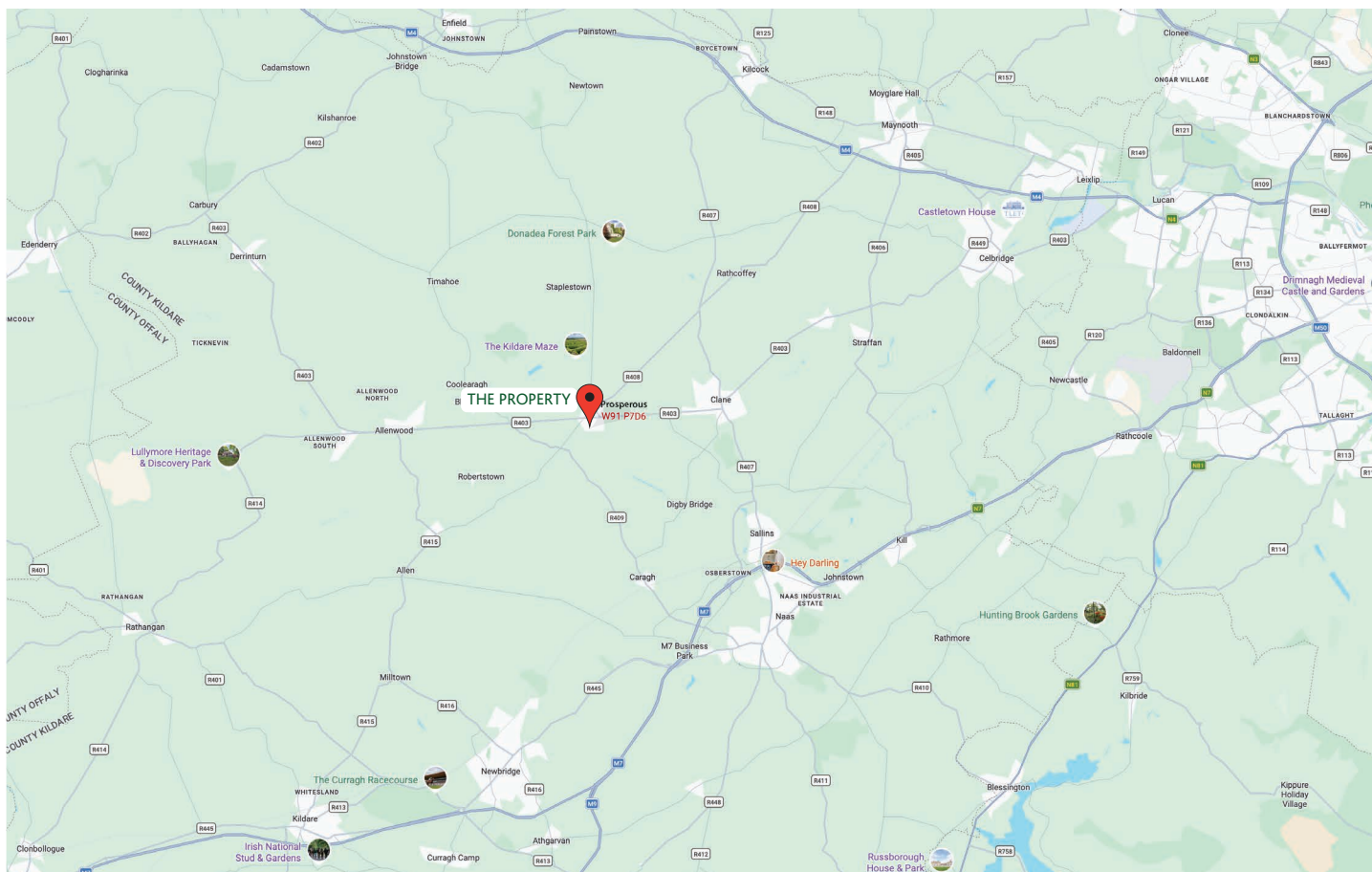
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Directions

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Directions

Eircode: W91 P7D6



Viewing

By appointment only

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