



**DETACHED 4 BEDROOM BUNGALOW WITH SHOP UNIT ON C.0.4 ACRE
VILLAGE VIEW, JOHNSTOWN, NAAS, CO. KILDARE , W91TA70**

GUIDE PRICE: €475,000

FOR SALE BY PRIVATE TREATY



PSRA Reg No. 001536

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VILLAGE VIEW, JOHNSTOWN, NAAS, CO. KILDARE, W91TA70

DESCRIPTION:

Village View is a 4 bedroom detached bungalow containing c.208 sq. m. (c.2,240 sq. ft.) of accommodation including a shop unit previously used as a convenience store but suitable for a variety of uses whether a shop, office or surgery purposes. Standing on c.0.4 Acre private site enclosed by trees and hedges to rear, access by a tarmacadam drive to side with large store behind the house extending to c. 60.5 sq. m. (c. 650 sq. ft.), the property has development potential (subject to PP). Situated in a very central position in the village adjacent to a pub/restaurant, Centra convenience store and Chinese restaurant. Naas is only 3km from the property offering a wide selection of restaurants, pubs, schools and shopping facilities on your doorstep. The property has the benefit of an excellent road and rail infrastructure closeby with the bus route across the road, N7 three lane dual carriageway only 600m getting you to M50 in 15 minutes and train service from Sallins direct to City Centre.

Local amenities include GAA, rugby, soccer, hockey, tennis, basketball, swimming, horse riding, golf and horse racing in Naas, Punchestown and the Curragh.

ACCOMMODATION:

Porch: 2.5m x 2.15m with recessed light and tiled floor.

Entrance Hall: 3.87m x 1.4m with laminate floor.

Sittingroom: 4.4m x 3.5m into bay window. Wall lights, mahogany surround fireplace with marble insert and hearth.

Diningroom: 4.4m x 3.1m. Laminate floor, wall lights and storage closets.

Kitchen: 4.5m x 4.26m. Rayburn solid fuel cooker, built-in presses, double drain s.s. sink unit and storage closets.

Back kitchen: 4m x 3.46m with range of built-in presses, plumbed and double doors to kitchen.

Shop Unit: 8.66m x 4.25m with sink unit.

Bedroom 1: 4.38m x 3.48 into bay window, laminate floor and range of built-in wardrobes.

Bedroom 2: 3.9m x 3.12m with brick fireplace.

Bedroom 3: 3.34m x 3.23m with sink unit and press.

Bedroom 4: 3.4m x 3.37m. Laminate floor and sink.

Bathroom: Electric shower, bath with shower attachment, w.h.b., and tiled surround.

Separate Toilet: w.c. and tiled surround.

Hotpress: shelved with immersion.

Conservatory: 2.47m x 2.4m with tiled floor.

BER: F **No:** 112326616

FEATURES:

- Generous c.0.4 Acre site.
- Shop unit ideal for shop/office/surgery.
- Contains c.208 sq. m. (c.2,240 sq. ft.)
- Large rear store c.60.5 sq. m. (c.650 sq. ft.)
- Excellent central location in village centre.
- Easy access to bus, Motorway and train service closeby.
- Mostly PVC woodgrain double glazed windows.
- Oil fired central heating.
- Development potential (subject to PP).

OUTSIDE:

Standing on c.0.4 Acre with tarmacadam side access to rear garden mainly in lawn enclosed by mature trees and hedges. Garage/large store: 60.5 sq. m. (c.650 sq. ft.), boiler house, garden shed and outside toilet.

SERVICES:

Mains water, mains drainage, refuse collection, oil fired central heating.

SOLICITOR: Osbornes Solicitors, Naas.

INCLUSIONS:

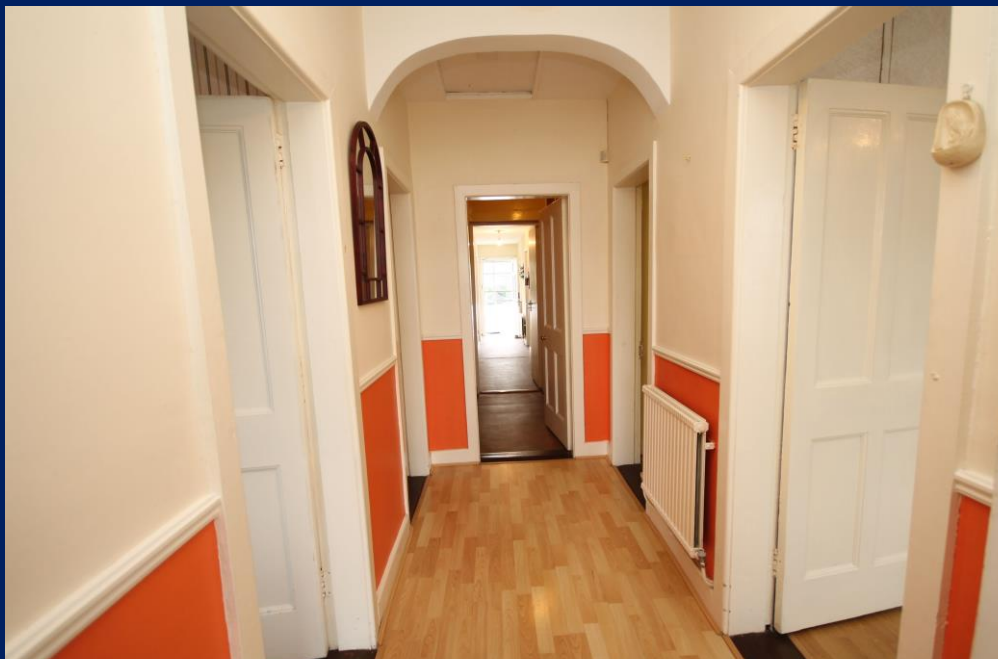
Cooker, fridge, blinds, light-fittings, carpets and curtains.

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