



JP&M
DOYLE

Established. 1952

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FOR SALE

**THREE BEDROOM RESIDENCE,
12 THE STABLEYARD, OLDTOWN DEMESNE,**



**NAAS, CO. KILDARE,
W91 ACX2.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated in this prestigious development on the Sallins Road close to all amenities that the bustling town of Naas has to offer such as shops, pubs, eateries, cinema not to mention multiple primary and secondary schools all within walking distance. The Millennium Park houses large scale businesses such as State Street, AIB and Kerry Group. For the commuter the Arrow Rail Link at Sallins is a short drive and the upgraded N7 is easily accessible.

DESCRIPTION:

Three bedroom end of terrace residence in immaculate condition with a charm that is rare in todays market. On entering via a stable type door, the entrance hall is bright and inviting. The kitchen has been recently replaced with a beautiful country style, white kitchen with granite worktops, the dining room adjacent has french doors to the garden. The living room is a good size with fireplace and wooden flooring and upstairs there are three generous bedrooms. The bathrooms throughout are well presented with the main bathroom and en-suite being fully tiled with superior tiling. The back garden of this property is a true gem. It has a south easterly facing aspect and it is long as well as wide making it a perfect garden for growing children. The cute shed creates ample storage. This is a property that must be seen to be appreciated. Early viewing advised.

ACCOMMODATION:

Entrance Hall:

3.96m x 1.82m. With tiled floor, understairs storage with tumble dryer.

Guest W.C.:

1.47m x 1.42m. With tiled floor, w.c., w.h.b. and chrome heated towel rail.

Kitchen:

3.16m x 2.92m. With bespoke fitted kitchen with granite worktops, integrated washing machine and dishwasher, oven and 6 ring gas hob and tiled splashback and floor.

Dining Room:

3.27m x 3.27m. With tiled floor, double doors opening to rear gardens and double doors leading to:

Sitting Room:

5.46(max)m x 3.20m. With wooden floor, marble fireplace with gas fire insert and coving.





Upstairs:

Landing with wooden floor, hotpress and attic access.

Bedroom 1:

3.34m x 2.83m. With wooden floor and fitted wardrobe.

Bedroom 2:

3.34m x 2.62m. With wooden floor and fitted wardrobe.

Bathroom:

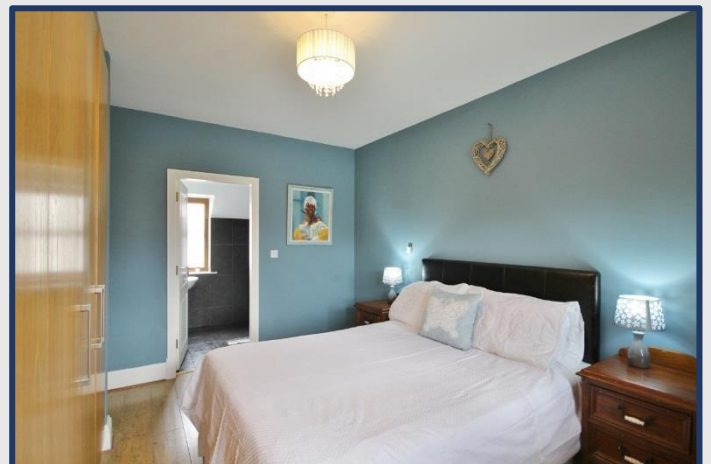
1.87m x 2.33m. Fully tiled with bath with glass shower screen, sink with vanity unit, w.c. and chrome heated towel rail.

Bedroom 3:

3.17m x 4.36m. With wooden floor, fitted wardrobe and en-suite.

En-Suite:

2.23m x 1.81m. Fully tiled with shower cubicle, sink with vanity unit, w.c. and chrome heated towel rail.



OUTSIDE/ FEATURES:

- Side entrance
- Large rear garden
- Patio area
- Garden shed
- Gas fired central heating
- Newly fitted kitchen
- Superior tiled bathrooms
- Excellent condition throughout



VIEWING:

By Appointment Only

BER RATING:

C2 (111897500)

PRICE REGION:

€299,000



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