



# Dormer Bungalow On C. 0.55 Acre

Limerick Bridge, Jigginstown, Naas, Co. Kildare



3



2



c. 140 sq.m



(01) 490 3201



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## For Sale by Private Treaty

### LOCATION

Situated in a quiet tranquil location overlooking the grand canal, this property is set on mature site in an exclusive area of Naas, situated close to Naas Town and just off the Newbridge Road. Amenities are well catered for with Naas Town proving to be within walking distance of the property, while good transport links connect you beyond the town itself. The house is just a few minutes drive to the M7/N7 interchange with the Sallins train station close by and a short walk to the bus stop on the Newbridge Road.

### DESCRIPTION:

Detached Dormer bungalow in good condition throughout extending to c. 140 Square Metres set in this most convenient location on a large site of c. 0.55 acres/ 0.22 Hectares. The property is laid out in hall, livingroom, kitchen/ dining room, utility, conservatory, three bedrooms with two en-suite and bathroom. Outside there is a large shed/ Garage and extensive lawned gardens. The gardens are large and well laid out and stocked with a variety of trees, hedging and shrubs.

### ACCOMMODATION:

#### Hall

<b>Sitting Room</b>	4.97m (16'4") x 4.09m (13'5")	with Fireplace
<b>Kitchen/Dining Room</b>	5.15m (16'11") x 4.47m (14'8")	Fully Fitted
<b>Utility</b>	2.33m (7'8") x 1.73m (5'8")	Fully Fitted
<b>Conservatory</b>	6.28m (20'7") x 1.02m (3'4")	
<b>Bedroom 1</b>	4.25m (13'11") x 3.48m (11'5")	with Built-In Wardrobes & En-suite
<b>-- En-Suite</b>	2m (6'7") x 1.08m (3'7")	with Shower, W.C. & W.H.B.
<b>Bedroom 2</b>	3.53m (11'7") x 3.45m (11'4")	with Built-In Wardrobes & En-Suite
<b>-- En-suite</b>	2m (6'7") x 1.08m (3'7")	with Shower, W.C. & W.H.B.







### **Dormer Area**

**Bedroom 3**

3.93m (12'11") x 3.9m (12'10")

**Bathroom**

2.97m (9'9") x 1.63m (5'4")

with Bath, W.C. & W.H.B.





**OUTSIDE:**

- Large Workshop & Stores c. 60 Sq. M.
- Garden Shed
- Large Private Tree & Hedge Lined Lawned Gardens.

**SERVICES:**

- Drainage to Septic Tank
- Oil Fired Central Heating.
- Mains Water.

**VIEWING:****BY APPOINTMENT ONLY****BER:****D2****PRICE REGION:****€415,000**

JP&M  
**DOYLE**

Established. 1952

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