



SEMI DETACHED 4 BEDROOM RESIDENCE

**248 MORELL DALE, NAAS,
CO. KILDARE**

GUIDE PRICE: €300,000

BER C3

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

248 MORELL DALE, NAAS, CO. KILDARE

FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- PVC fascia/soffits.
- Not overlooked from rear
- Walking distance of Sallins Train Station.
- Spacious property (Circa 123.38 sq.m/1,328 sq.ft).

DESCRIPTION:

Number 248 was built circa 1996 and contains c.1,328 sq. ft. (c.123.38 sq. m.) of spacious accommodation with features including gas fired central heating, PVC fascias/soffits, PVC double glazed windows and gated side access..

Naas offers a wide range of pubs, restaurants and shopping including Tescos, Boots, Argos, Lidl, Aldi, Powercity, P.C. World, B & Q, Woodies, Harvey Norman to name a few.

Local amenities include rugby, Tennis, GAA, Basketball, hockey, swimming, soccer, leisure centres, horse riding and racing in Naas, Punchestown and the Curragh.

The Monread Shopping Centre is within walking distance and contains Argos, Tesco, Aldi, McDonalds and a number of other shops. Sallins Train Station is also within walking distance providing easy access to Dublin. There is also a regular bus service to Dublin making this an ideal home for commuters.

ACCOMMODATION:

Ground floor:

Entrance hall: 5.64m x 2m with understairs storage.

Toilet: with w.c., w.h.b. and tiled floor.

Sitting room: 5.6m x 3.74m with fireplace with cast iron and tiled insert, open plan to:

Diningroom: 3.4m x 2.6m patio doors leading to:

Conservatory: 2.6m x 2.6m With tiled floor and door to rear garden.

Kitchen: 6.13m x 3.08m With tiled, pine built in ground and eye level units, s.s. sink, plumbed Finlux washing machine, electric oven, Whirlpool fridge/freezer, tiled surround.

Upstairs:

Bedroom 1: 3.56m x 3.07m. with built-in wardrobes.

Ensuite: With w.c., w.h.b., electric shower, tiled floor.

Bathroom: w.c., w.h.b., bath with electric shower, tiled floor and surround.

Hotpress: shelved with immersion.

Bedroom 2: 3.2m x 2.9m with built-in wardrobes.

Bedroom 3: 3.6m x 2.8m.

Bedroom 4: 3.08m x 2.15m

OUTSIDE:

Part brick façade, gated side access, concrete drive with off street parking, Barna shed.

SERVICES:

Mains water, mains drainage, electricity, refuse collection and gas fired central heating.

INCLUSIONS: TBC

SOLICITOR: McCormack Solicitors, McElwain Terrace, Newbridge, Co. Kildare.

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