

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Reilly



38 Elsmore Green,
Naas,
Co. Kildare,
W91 VH9V.

BER A3

sherryfitz.ie

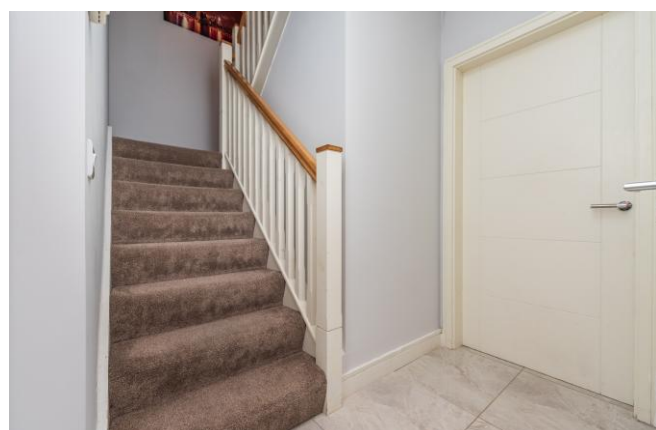


Sherry FitzGerald O'Reilly are delighted to welcome you to 38 Elsmore Green, a 3 bedrooomed mid terrace home tucked away in a quiet cul de sac in Elsmore, just off John Devoy Road.

This home is filled with energy efficient features such as solar panels, demand control ventilation and low E windows, all assisting in making this an A rated home. It has been maintained to a very high standard and also boasts a wonderful attic conversion, now a comfortable cinema room,

Recently developed by Cairn homes, Elsmore is a family friendly estate, offering a neighbourhood park, creche and playground. From here it is a short walk to a host of local amenities- the local leisure centre and playing fields, skate park, library, playground, Osprey Hotel, and the Grand Canal. It is an easy walk to Naas town centre with its many restaurants, bars, boutiques and schools, its theatre, hospital and leisure amenities. It offers close access to the M7/N7 motorway and is within a short drive of the Arrow rail link in Sallins.

The well-proportioned accommodation in this superb property briefly comprises hallway, guest wc, sitting room, kitchen/dining room, utility room. Floor 1- 3 bedrooms (one en-suite), family bathroom, Floor 2 – cinema room.



Accommodation

Entrance Hallway 6.76m x 1.34m (22'2" x 4'5"): The welcoming hallway features a porcelain tile floor with quality carpet to the stairs.

Sitting Room 4.64m x 3.76m (15'3" x 12'4"): This is a bright, generous room with a large window to front. It is floored with attractive oak laminate floorboards

Kitchen/Dining Room 5.21m x 4.37m (17'1" x 14'4"): The spacious Kitchen is full of light with French doors leading out to the patio and garden. It features a range of contemporary cabinets and drawers in two complementary tones, at floor and eye level, with soft close doors. A peninsula houses the dishwasher, sink and further storage. The countertop is backed with a glass splashback and the floor is in porcelain tile. The kitchen includes integrated appliances – double oven, gas hob, microwave, dishwasher and fridge freezer.

Utility Room 2.3m x 1.86m (7'7" x 6'1"): With washing machine and tumble dryer, it has a worktop and a tiled floor.

Guest WC 1.6m x 1.6m (5'3" x 5'3"): The guest wc features a low profile wc and wall hung wash hand basin. With heated towel rail, storage cabinet and tiled floor.

Floor 1

Landing 3.1m x 1.91m. (10'2" x 6'3"): With hotpress off and oak laminate floor which runs through to the bedrooms.

Bedroom 1 5.46m x 3.75m (17'11" x 12'4"): This is a large double bedroom to the front, with a range of fitted wardrobes

En-Suite 2.2m x 1.8m (7'3" x 5'11"): The en-suite is fully tiled in attractive grey tile. It is fitted wc, whb, quadrant shower unit and heated towel ladder rail.

Bedroom 2 4.13m x 2.8m (13'7" x 9'2"): A double room to rear, it has built in wardrobes and laminate oak floor.

Bedroom 3 2.4m x 2.2m (7'10" x 7'3"): This bedroom has been fitted with wardrobe, dressing table and open shelving.

Bathroom 2m x 1.79m (.6'7" x 5'10"): The stylish bathroom is fully tiled and includes wc, whb and bath. With heated ladder towel rail and storage cabinet.

Floor 2

Cinema Room 5.33m x 5.26m (17'6" x 17'3"): This is a wonderful space, where the current owners love to entertain. It has a panelled ceiling and spotlights, lots of fitted shelving, storage cabinets and Tv unit.

Outside The driveway is in cobblelock with off street parking for two cars. Portuguese laurels define the boundaries. The rear garden boasts a large, paved patio and railway sleeper beds packed with shrubs such as carpet roses, euonymus and hydrangea, with a lovely Silver birch in the corner. Includes a metal shed 4.2m x 2.5m





Special Features & Services

- Built 2018,
- Extends to a generous 108m² approximately.
- A rated energy efficiency home.
- Very high levels of insulation incorporated in floors, walls, piping and roof.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value UPVC double glazed windows.
- Low emission argon-filled windows which reflect heat back into rooms
- A' Rated Gas Condensing Boiler and multi-zone controls.
- Photovoltaic solar panels for electricity generation.
- Demand control ventilation.
- Alarm system.
- Freshly painted.
- High speed broadband Cat 5e.
- Low maintenance exterior.
- Extra high ceilings at ground floor.
- High quality stylish sanitary ware and fittings in all bathrooms.
- Includes blinds, carpets, curtains, light fittings and all appliances.
- Home bond warranty cover.
- A short stroll to the centre of Naas town with its array of shops and restaurants, theatre, hospital, schools and many sporting facilities.
- Short drive to Junctions 9A or 10 of the N7/M7.
- Just a 10-minute drive to Arrow rail station in Sallins with access to Heuston station and the Docklands.

BER BER A3, BER No. 110819810.





NEGOTIATOR

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DIRECTIONS

From Naas town centre, take the R445, turning right at the traffic lights at One New Row. Follow this for 450 m to the next set of traffic lights. Turn left into John Devoy Road. Stay on this road for 600m until you see the Elsmore Estate entrance on your right hand side. Turn in and follow the road to the right hand side onto Elsmore Green, passing the playground on your left. Take the first right turn and it will be the 4th house on the left.

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