

# FOR SALE

## 4 Bedroom Semi Detached Residence

6 Sli Chluain Aoibhinn, Naas, Co Kildare



O'Neill & Co.

CHARTERED SURVEYORS  
& AUCTIONEERS LTD



### Location

Naas is the largest urban centre in County Kildare and is also the capital town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. High street names within the town include Kalu, Boots Chemist, Lifestyle Sports and Mc Donald's. A facility developed by Kerry Group on a designated site in Naas has further enhanced the location with the creation of some 800 new jobs. The subject property is located in Sli Chuluain Aoibhinn a mature residential development located off the Ballycane Road within a walking distance of Naas Hospital, Naas Town Centre and all its amenities.

### Description

The property comprises a semi detached brick fronted two storey four bedroom house presented in good condition throughout. The accommodation is arranged as entrance hall with WC, living room, kitchen/dining room, utility room, four bedrooms with master ensuite and main bathroom. A number of the bedrooms have fitted wardrobes along with tiling in the hall, bathrooms, kitchen and utility rooms along with timber floor covering in the living and dining areas. There are a number of telephone and TV points in the property. The property has landscaped gardens both front and rear along with patio area, off street parking and side access. The property is heated with a gas fired central heating system and has PVC double glazed windows throughout. The property is also fitted with an intruder alarm. Viewing of the property is highly recommended.

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### Price

We are instructed to seek offers in the region of €285,000

### Building Energy Rating

C3

### Viewing

By appointment only

### Further Information

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### Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	124	1,334
<b>Total</b>	<b>127</b>	<b>1,367</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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