

# For Sale

Asking Price: €390,000

Sherry  
FitzGerald  
O'Reilly



87 Mountain View,  
Naas,  
Co. Kildare,  
W91 YW1K.

BER B3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry Fitzgerald O'Reilly welcome you to 87 Mountain View, a 3 bedroomed semi-detached home just off the Blessington Road, Naas. This is a light filled home with a wonderful extension to rear which was added five years ago.

It is situated in quiet cul de sac in a leafy mature estate close to the heart of town. This lovely house is perfectly located within easy walking distance of shops, schools, church and is just a few minutes' drive from the M7 and the Sallins rail link.

Accommodation in this lovely home briefly comprises entrance hall, sitting room, kitchen/living/ dining room, utility room, guest wc. Upstairs 3 bedrooms and family bathroom.



## Accommodation

**Entrance Hallway** 5.87m x 1.9m (19'3" x 6'3"): This is a bright hall with tiled floor and carpet runner to stairs.

**Sitting Room** 4.43m x 3.2m (14'6" x 10'6"): The sunny sitting room features a marble fireplace with wooden surround and a carpet floor.

**Kitchen/Dining/Living Area** 11.2m x 4.37m (36'9" x 14'4"): The kitchen with view of the garden has many cream shaker style units with laminate worktop and attractive tiled splashback. It incorporates a ceramic hob, oven, fridge freezer and washing machine/dryer. The living area features a sliding door to the patio outside.

**Utility Room** 2.44m x 0.95m (8' x 3'1"): The utility contains the gas boiler, washing machine, and dryer, with a sink, storage and door to garden.

**Guest WC** 1.62m x 0.73m (5'4" x 2'5"): With feature wall covering, wc, wall hung wash basin and tiled floor.

## Upstairs

**Landing** 2.95m x 2m (9'8" x 6'7"): The stairs and landing have a carpet floor and a hotpress off. With Attic access.

**Family Bathroom** 2m x 1.85m (6'7" x 6'1"): The bathroom includes wc, wash basin and bath with overhead electric shower and tiling to floor

**Bedroom 1** 3.84m x 3.18m (12'7" x 10'5"): This large double room is to the rear of the house. It has a high gloss walnut floor.

**Bedroom 2** 3.8 x 3.18m (3.8 x 10'5"): This is a spacious double room to front with a grey oak laminate floor.

**Bedroom 3** 2.65m x 2.46m (8'8" x 8'1"): A single bedroom to front with a carpet floor.

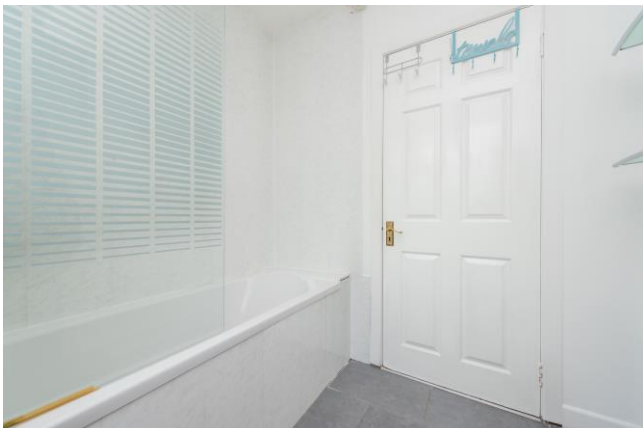




### Special Features & Services

- Built circa 1987
- Extends to 122m<sup>2</sup> approximately.
- Double glazed uPVC windows and composite front door.
- Gas fired central heating.
- uPVC soffit and fascia.
- Short walk to Naas Town Centre.
- Easy walk to most primary and secondary schools in Naas.
- Off-street parking for two cars.
- All appliances, carpets, and curtains included.
- Walking distance of shops, church, schools and Naas Hospital.
- A short drive to the M7/N7 and the Arrow rail link at Sallins.

**BER** BER B3, BER No. 107081010.





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### NEGOTIATOR

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### DIRECTIONS

There is parking for two cars off street on the driveway.  
The front garden is in lawn with hedging. There is gated  
side access to the rear garden and patio.

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