

# For Sale

Asking Price: €420,000

**Sherry  
FitzGerald**  
O'Reilly



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

**BER** B3

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



Sherry Fitzgerald O'Reilly welcome you to 87 Mountain View, a three bedroom 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"): A beautiful new extension (built 2019) creating a vast living space, incorporating a royal blue modern kitchen with speckled granite worktops throughout and a Smeg dual range cooker. It incorporates an American fridge/freezer and in the large (2m x 2.8m) island there is a built-in dishwasher. The living area features a sliding door to the patio outside.

**Utility Room** 2.44m x 0.95m (8' x 3'1"): The utility has a new gas boiler also installed in 2019, a sink, storage and door to the garden where an external back garden tap has also been installed. There is also a built-in unit for a Dyson V3.

**Guest WC** 1.62m x 0.73m (5'4" x 2'5"): Unlike the other houses built at this time this property also has a downstairs toilet built in 2019

## 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 newly placed carpet.

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

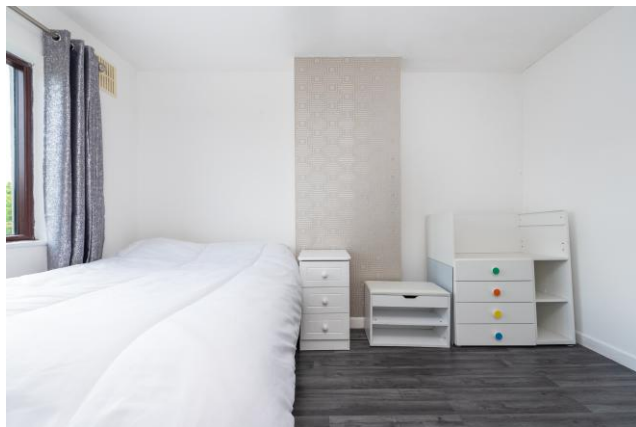




### Special Features & Services

- Built circa 1987.
- Extends to 122m<sup>2</sup> approximately.
- State of the art extension with 6 metres of glass.
- Modern kitchen with top end fixed appliances installed.
- Double glazed uPVC windows and composite front door.
- Gas fired central heating.
- New gas boiler installed.
- PVC soffit and fascia.
- With side access ability to extend further and upwards (subject to the necessary subject to planning).
- Short walk to Naas Town Centre.
- Easy walk to most primary and secondary schools in Naas.
- Ample off-street parking.
- All carpets and curtains included.
- Smeg dual oven, dishwasher, American fridge freezer and electric fire included.
- This house is south facing so beautiful sunshine in the garden in the evenings.
- A short walk to Naas town.
- Catchment area for Ballycane NS.
- 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.





---

#### NEGOTIATOR

John O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

#### 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.

---

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.  
PSRA Registration No. 001057