

# For Sale

Asking Price: €520,000

Sherry  
FitzGerald  
O'Reilly



11 Meadow Court,  
Naas,  
Co. Kildare,  
W91 VCN4.

BER C3

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



Sherry FitzGerald O'Reilly proudly presents 11 Meadow Court, a superb four-bedroom detached family home nestled within a peaceful cul-de-sac beside the delightful lakes of Naas town. This is a generously proportioned, family friendly home located within easy walking distance of all the amenities that vibrant Naas town has to offer.

It is a very short walk to the Main Street of Naas with its many shops, restaurants, library, bars and theatre. It is easy walking distance to primary and secondary schools, Naas General Hospital, the Vista Centre and many leisure facilities. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

Accommodation in this substantial home comprises entrance hall, sitting room, dining room, study, kitchen, utility and guest wc. Upstairs there are 4 generous bedrooms (one en-suite) and a family bathroom.



## Accommodation

**Hallway** 4.64m x 2.88m (15'3" x 9'5"): The welcoming hallway features a composite front door, a solid oak floor and carpet to stairs.

**Sitting Room** 5m x 3.72m (16'5" x 12'2"): The substantial sitting room is bathed in natural light from a large window overlooking the front garden. A focal point is the elegant marble fireplace with a classic wooden surround. Glazed doors connect seamlessly to the dining room, and the room is complete with wall lighting and a comfortable carpet floor.

**Study** 4.96m x 2.17m (16'3" x 7'1"): This is a bright room of dual aspect, with a large window to front. It has a carpet floor.

**Dining Room** 3.4m x 2.96m (11'2" x 9'9"): The dining room is easily accessed from both the kitchen and Sitting room. It enjoys rear garden views.

**Kitchen** 4.6m x 2.94m (15'1" x 9'8"): This well-appointed kitchen features an array of oak cabinets, offering ample storage and display space, with a breakfast bar and a tile splashback. The appliances include a ceramic hob, fridge and a double oven. A patio door leads directly to the garden, perfect for easy al fresco dining.

**Utility Room** 2.67m x 2.27m (8'9" x 7'5"): The utility is fitted with cupboards, sink and worktop and includes dishwasher, washing machine, dryer, freezer and fridge freezer. It has a tile floor and back door to garden.

**Guest WC** 1.78m x 1.37m (5'10" x 4'6"): With wash hand basin, wc and understairs storage closet.

**Upstairs Landing** 2.79m x 1.42m (9'2" x 4'8"): With carpet floor, hotpress off and access to attic via pull down ladder stairs.

**Bedroom 1** 14m x 3.92m (45'11" x 12'10"): This very generous double bedroom to the front of the house includes a wall of built in wardrobes, offering a wealth of storage.

**En-Suite** 2.62m x 0.9m (8'7" x 2'11"): The en-suite incorporates wc, wash basin and shower unit with tiling to shower and carpet floor.

**Bedroom 2** 3m x 2.9m (9'10" x 9'6"): Spacious double room to the rear with a built-in wardrobe and carpet floor.

**Bedroom 5** 2.92m x 2.88m (9'7" x 9'5"): This is a double bedroom with rear view, and a carpet floor.

**Bedroom 4** 4.02m x 2.94m (13'2" x 9'8"): Twin room with front aspect, built in wardrobes, and a carpet floor.

**Bathroom** 2.16m x 2m (7'1" x 6'7"): The bathroom comprises wc, wash hand basin, heated towel rail and bath with a thermostatic power shower overhead. With tiling to walls and linoleum floor.

**Outside** To the front of the house, the driveway can accommodate two cars off street. The garden is in lawn, lined with copper beech hedging, hydrangea, lavender and laurel. The rear garden is in lawn, encircled by hedging, and with beds filled with a variety of shrubs and cordyline trees. There is a paved patio to the rear of the house and gated side access on both sides.





### Special Features & Services

- Built circa 1987.
- Extends to 140m<sup>2</sup> approximately.
- Spacious family friendly accommodation.
- uPvc double glazed windows and composite front door.
- Oil fired central heating.
- Fitted alarm system.
- Off street parking for two cars.
- Quiet cul de sac setting.
- uPVC soffit and fascia.
- All carpets, blinds, light fittings and kitchen appliances included.
- Rear garden in lawn with gated side entrances.
- A short stroll to the centre of Naas town with its array of shops, restaurants, bars, theatre and many leisure facilities.
- Naas Hospital and Vista Centre within five minutes walk.
- Within walking distance of many Naas schools both primary and secondary.
- Close to bus stop for buses to Dublin, Kildare and Carlow.
- Short drive to Junction 9A of the N7/M7 and the commuter train in nearby Sallins.

**BER** BER C3, BER No. 117758425





### NEGOTIATOR

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### DIRECTIONS

From Main Street Naas, drive towards the Ballymore Eustace Road R411, taking the left at Swans on the Green. Take the fourth right onto Lakeside Park, then immediate right onto Meadow Court. Number 11 is the last house on the right.

**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.

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