

# For Sale

Asking Price: €440,000

**Sherry  
FitzGerald**  
O'Reilly



280 Sundays Well,  
Naas,  
Co. Kildare,  
W91 WN3C.

**BER** B3

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





Sherry FitzGerald O' Reilly welcome you to 280 Sundays Well, a generous detached dormer bungalow offering 3 double bedrooms, one with dressing room. This home offers modern styling with natural wood accents and lots of space both inside and outside.

Nestled in a prime location just off the Blessington Road, this home is the perfect base for modern family life. It is within easy walking distance of most primary and secondary schools, conveniently close to Naas Hospital and local leisure and sports facilities and a short walk from vibrant Main Street with its many award-winning restaurants, cafes and bars, boutiques, theatre and library.

For the commuter, Sundays Well offers easy access to the N7, many bus links run nearby and the Sallins train station is just 10 minutes away, with trains to Heuston and Connolly stations.

Number 280 is generously proportioned and comprises an entrance hall, sitting room, kitchen/dining room, bedroom and bathroom. Upstairs there are 2 double bedrooms, an office/ dressing room and shower room.



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## Accommodation

**Entrance Hallway** 3.75m x 3.388m (12'4" x 11'1"): The bright hallway includes built-in seating and storage, and the stairs features a modern brass handrail. The floor is painted concrete which also runs through to the kitchen.

**Sitting Room** 4.75m x 3.4m (15'7" x 11'2"): Three windows overlook the front garden in the Sitting room, which features an attractive oak laminate floor and a fine granite fireplace with open fire.

**Kitchen** 4.23m x 3.42m (13'11" x 11'3"): From the hallway, a pocket door leads to the kitchen/dining room. This is a light filled room of dual aspect, including French doors to the garden. The minimalist style kitchen offers an excellent selection of birch fronted cabinets with a warm walnut countertop. This is contrasted with the colourful mosaic tile splashback. Included are a hob and oven and integrated fridge freezer, washing machine and dishwasher.

**Bedroom 1** 5.44m x 3.2m (17'10" x 10'6"): This is a large double room of dual aspect with French doors leading to the garden. It has a laminate oak floor and door to the bathroom.

**Bathroom** 3.18m x 2.55m (10'5" x 8'4"): The bathroom comprises a wc, wall hung basin and a walk-in shower with built-in slatted seating and tiling to walls and surrounds. Doors to bedroom and hallway.

## Upstairs

**Landing** 2.5m x 1m (8'2" x 3'3"): The landing is floored in carpet, and it has attic access. The walk in hotpress includes lots of shelving.

**Bedroom 2** 3.9m x 2.55m (12'10" x 8'4"): This is a double bedroom with rear garden view. It is floored in an oak laminate and includes a built-in wardrobe and fitted wardrobes and dressing table.

**Bedroom 3** 4.51m x 2.92m (14'10" x 9'7"): This is a spacious double bedroom with a built-in wardrobe and fitted wardrobes with dressing table.

**Office / Dressing Room** 3.53m x 2.42m (11'7" x 7'11"): Located off bedroom 3, this is a versatile room which could be used as a dressing room or as a home office. It has a Velux window, oak laminate floor and a selection of fitted wardrobes.

**Shower Room** 1.53m x 1.36m (5' x 4'6"): The shower room combines a corner shower cabinet with electric pumped shower, wc and vanity with basin.

**Outside** To the front, the drive can accommodate two cars off street. The garden is gravelled and includes shrubs such as hydrangea and an evergreen tree. The back garden is south facing and features a large, paved patio with shrub planted borders and a wooden shed.







#### Special Features & Services

- Built circa 1990.
- Offers a generous 114m<sup>2</sup> of accommodation.
- Gas fired central heating.
- Hardwood double and single glazed windows.
- Off-street parking for two cars.
- Fitted alarm system.
- Spacious south facing low maintenance garden to rear.
- uPvc soffit and fascia.
- All carpets, curtains, blinds, light fittings and fitted appliances included.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Within walking distance of most Primary and Secondary schools in Naas.
- A five-minute drive to Junction 9 of the M7/N7 and eight minutes to the Commuter rail Station in Sallins.

**BER** BER B3, BER No. 103025524







#### NEGOTIATOR

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#### DIRECTIONS

In Naas, take the Blessington Road, passing the Tesco Metro on your right-hand side. Follow the road, passing through the traffic lights. Take the second right, into Sundays Well. Take the first right turn and then the second left. Number 280 will be the seventh house on the left in this cul de sac.

**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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