

For Sale

Asking Price: €490,000

Sherry
FitzGerald
O'Reilly



2 Whitethorn Lawn,
Naas,
Co. Kildare,
W91 A30R.

BER A3

sherryfitz.ie



Sherry FitzGerald O'Reilly present 2 Whitethorn Lawns, a light filled 3 bedroomed semi-detached residence in a recently developed estate by Cairn Homes. Built to exceptionally high standards, this contemporary home boasts an A BER rating, featuring a high-spec air-to-water heating system, high levels of insulation, and demand-controlled ventilation for maximum sustainability.

Whitethorn boasts an exceptional location, offering a short walk to the local leisure centre, playing fields, skate park, playground, Osprey Hotel and the scenic Grand Canal. The vibrant heart of Naas town is also within easy walking distance, offering a selection of boutiques, restaurants, bars, schools, the Moat Theatre, and Naas Hospital. For commuters, Whitethorn offers close and easy access to the M7/N7 motorway. Additionally, the train line in Sallins is just a short drive with direct trains to Heuston and Connolly Stations.

The well-proportioned accommodation in this fantastic property briefly comprises - hallway, sitting room, kitchen/dining room, utility room, guest wc. Upstairs 3 bedrooms (one en-suite), family bathroom. Outside – garden shed.



Accommodation

Entrance Hallway 6.29m x 1.09m (20'8" x 3'7"): The hallway features a colourful tiled floor, wall panel and a carpet runner on the stairs. It offers a convenient hall closet off (0.81m x 0.65m).

Sitting Room 4.5m x 3.83m (14'9" x 12'7"): This is a bright space with a large window to front. It is floored in a herringbone style oak laminate, and it is fitted with a bespoke wall hung entertainment unit with TV point, led lighting and storage.

Kitchen Dining Room 5.03m x 4.59m (16'6" x 15'1"): The kitchen is fitted with a range of contemporary cabinets and drawers in a soft grey hue with copper finishes. A peninsula houses the dishwasher, undermount sink and further storage. Included are the integrated appliances – double oven, ceramic hob, combi microwave, dishwasher and fridge freezer. The floor is laid with porcelain tile, while French doors lead to the garden patio.

Utility Room 2.93m x 2.22m (9'7" x 7'3"): The utility offers lots of storage space and is plumbed for a washing machine and tumble dryer. With tile floor.

Guest WC 1.61m x 1.54m (5'3" x 5'1"): The guest wc comprises a low-profile wc and wall hung wash hand basin, with heated towel rail and tiled floor

Upstairs - Landing 4.3m x 0.95m. (14'1" x 3'1".): The landing is floored in carpet. It has a hot press off and a ladder stair to the attic.

Bedroom 1 5.07m x 3.26m (16'8" x 10'8"): This is a spacious double bedroom to the front, with feature wallpaper, a range of fitted wardrobes and a carpet floor.

En-Suite 2.1m x 1.8m (6'11" x 5'11"): The en-suite comprises a quadrant shower unit, a low-profile wc, wash hand basin and heated towel rail.

Bedroom 2 4.65m x 2.84m (15'3" x 9'4"): A double bedroom with rear aspect, bedroom 2 boasts a perfectly panelled wall, carpet floor and fitted wardrobes.

Bedroom 3 4.4m x 2.1m (14'5" x 6'11"): This is a double bedroom overlooking the rear garden. The floor is laid with carpet.

Bathroom 3.17m x 1.7m (10'5" x 5'7"): The stylish bathroom includes wc, wash hand basin, shower cabinet and separate bath. With tiling to floor and surrounds and heated towel rail.

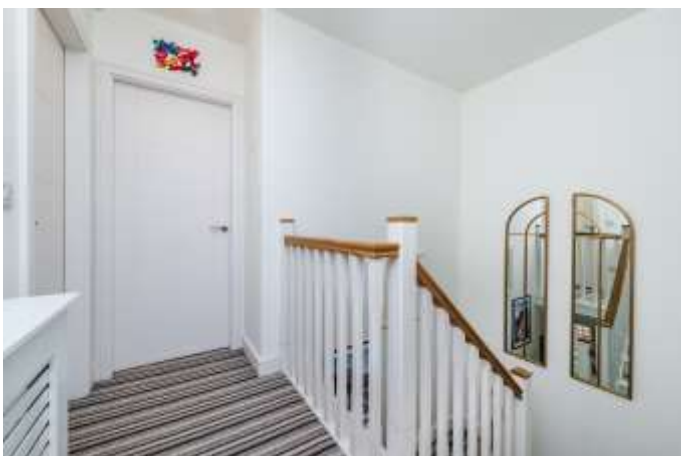
Outside

Metal Garden Shed 3m x 2.5m (9'10" x 8'2"):

The spacious rear garden is in lawn with Portuguese laurel hedging to rear and Boston ivy climbers to side. With a south westerly aspect, the patio enjoys lots of sunshine. Gated side access.

To front, the driveway is in cobblelock with off street parking for two cars and electric charger infrastructure is available. The drive is lined on both sides with laurel hedging while a floral bed offers mahonia and fuchsia shrubs.





Special Features & Services

- Built circa 2020.
- Extends to 110m² approximately.
- A rated energy efficient home.
- Very high levels of insulation incorporated in floors, walls, piping and roof.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value UPVC double glazed windows.
- Air to water heating system with dual zone controls.
- Demand control ventilation.
- Alarm system.
- Low maintenance exterior.
- Includes listed appliances.
- Includes blinds, carpets and light fittings.
- Ladder stairs to the attic which is suitable for conversion.
- Composite front door.
- Ring doorbell.
- Metal garden shed.
- Southwest facing rear garden with patio, lawn and hedging.
- Parking for 2 cars in cobblelock drive.
- A short stroll to the centre of Naas town with its array of shops and restaurants, theatre, hospital, schools and many sporting facilities.
- Short drive to Junctions 9A or 10 of the N7/M7.
- Just a 10 minute drive to Sallins rail station with access to Heuston station and the Docklands.





NEGOTIATOR

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DIRECTIONS

From Naas town centre, take the R445, turning right at the traffic lights at One New Row. Follow this for 450 m to the next set of traffic lights. Turn left into John Devoy Road. Go through the next two roundabouts and then take the second left into Whitethorn Estate, and number 2 will be on your right-hand side.

BER BER A3, BER No. 113515738

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