

For Sale

Asking Price: €510,000

Sherry
FitzGerald
O'Reilly



407 Morell Close,
Naas,
Co Kildare,
W91 KV6W.

BER C2

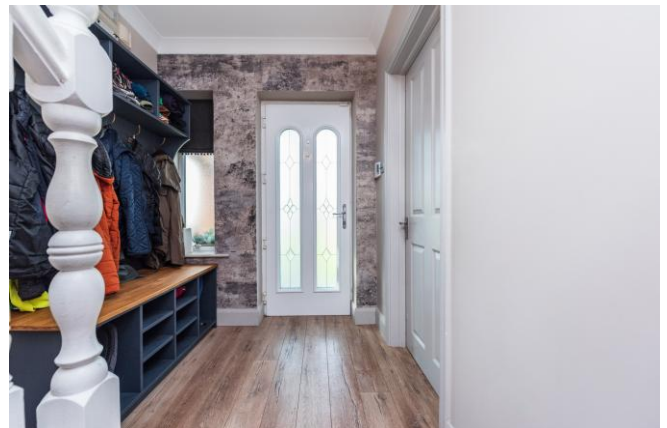
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Sherry FitzGerald O'Reilly welcome you to the perfect family home, a spacious 4 bed roomed semi-detached property in the much sought after Morell area in Naas. In an ideal location, it is an easy walk from here to the Monread Park, Monread shopping Centre, Scoil Bride Primary school, Naas Community College, local leisure centre and crèche. It is also perfectly located for the commuter as it is less than 5 minutes' drive to both junctions 9 and 9a of the M7/N7 and the Arrow rail link at Sallins is just 20 minutes' walk away.

Beautifully maintained by the current owners, in the past few years this home has enjoyed many improvements, with its windows, floors and bathrooms all updated. It includes a large side entrance which may be suitable for an extension, and which currently offers lots of extra parking and access to the garage.

The well-proportioned accommodation in this fine property briefly comprises entrance hall, sitting room, study, kitchen, guest wc. Upstairs 4 bedrooms (one en-suite) and family bathroom. Outside – Steel garage and wooden shed.



Accommodation

Porch 2.1m x 0.8m (6'11" x 2'7"): The porch has a sliding door to front and composite door into the hallway, with a lovely Moroccan patchwork tile underfoot.

Entrance Hallway 6.4m x 1.87m (21' x 6'2"): The welcoming entrance hallway includes a feature textured wallpaper, laminate oak floor and under-stairs storage.

Living Room 6.76m x 3.6m (22'2" x 11'10"): Very generous room, with a feature fireplace of granite and cast iron and an inset solid fuel stove. With pocket doors to the study.

Study 3.3m x 2.89m (10'10" x 9'6"): This is a versatile room. It has a laminate wood floor and both a door to the kitchen and a sliding door the patio outside.

Kitchen/Dining Room 6.6m x 2.57m (21'8" x 8'5"): This is a bright space with a range of Shaker style kitchen cabinets paired with an attractive tile splashback. It includes a gas hob extractor fan, double oven and dishwasher. The utility area is plumbed for a washing machine and dryer.

Guest WC 1.48m x 0.77m (4'10" x 2'6"): With wc, wash basin and chequered tiled floor.

Upstairs Landing 3m x 2.56m (9'10" x 8'5"): The landing features Buzzi space acoustic wallpaper, a hotpress off and ladder stair access to the part floored attic.

Bedroom 1 5.24m x 3m (17'2" x 9'10"): The spacious master bedroom is to the front of the house. It has a laminate floor, fitted wardrobes, feature wallpaper and tv point.

En-Suite 2m x 1.5m (6'7" x 4'11"): The en-suite comprises a quadrant shower, low profile wc, wash hand basin, led mirror and Moroccan style tile floor.

Bedroom 2 3.41 x 2.62m (3.41 x 8'7"): This large double room is to rear, with a laminate oak floor.

Bedroom 3 2.9m x 2.4m (9'6" x 7'10"): This is a double bedroom with rear view and herringbone pattern linoleum floor.

Bedroom 4 2.9m x 2.54m (9'6" x 8'4"): With front aspect, this single bedroom has a laminate wooden floor.

Bathroom 2.26m x 1.67m (7'5" x 5'6"): The family bathroom combines a shower bath with electric shower, heated towel rail, wc, and vanity unit. It is fully tiled.

Outside The front garden is in lawn with Portuguese laurel hedging, colourful dogwoods, hydrangea and two lovely maple trees. There is off-street parking for two cars on the driveway beside the lawn, with a further three spaces on the drive as it continues through the double gates to rear. The back garden is packed with features and planting, such as the paved patio with new pergola, decking, built in seating, raised beds packed with bamboo, lawn, apple trees, verbena and evergreen oak trees. It includes a wooden shed 2.5m x 1.5m.

Garage 6m x 3.87m (19'8" x 12'8"): The steel garage has a roll up door to front and side door and it is fitted with electricity and a workbench.





Special Features & Services

- Built circa 1994.
- Extends to a generous 120m² of accommodation.
- Situated in a prime location.
- Spacious family friendly accommodation.
- Gas fired central heating.
- Double glazed uPVC windows (2013).
- Low maintenance exterior finish with new uPvc fascia to front.
- Driveway accommodates 5 cars, with side access to garage at rear.
- Attractive window shutters fitted in 2024.
- May be suitable for a side extension (subject to Planning permission).
- Sunny southeast facing rear garden in lawn with patio, pergola, decking and lots of planting.
- Metal garage and wooden shed to rear.
- All carpets, shutters, light fittings, blinds and most curtains included.
- Gas hob, extractor fan, double oven and dishwasher included.
- uPvc soffit and fascia.
- A short stroll to the Monread Shopping Centre, Monread Park, local café, GAA and both primary and secondary school.
- Within walking distance of the busy centre of Naas town with its abundance of shops, restaurants, bars, leisure and sporting facilities.
- Easy access to M7/N7 and just a 20-minute walk to the Rail link in Sallins with trains to Heuston and the docklands.
- Short walk to bus stop for 139 service to Maynooth, Leixlip and Blanchardstown.





NEGOTIATOR

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

DIRECTIONS

From Naas town, take the Sallins Road. After passing The Crossings Motor dealers on your left, take the next right onto Morell Road. Follow this road, passing a large green area and the Hey Darling Café. Take the next right turn, number 407 will be the 8th house on the right

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