

For Sale

Asking Price: €345,000

**Sherry
FitzGerald**
O'Reilly



34 Pacelli Road,
Naas,
Co. Kildare,
W91 YP5P.

BER E1

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to introduce you to 34 Pacelli Road, a 3/4 bedroomed end-of-terrace home nestled within a mature estate. This property boasts an enviable location in the heart of Naas town, with the picturesque Grand Canal just a stone's throw away.

This property offers an unbeatable location, just a short stroll from the heart of Naas town centre. It is within walking distance of most Naas schools (primary and secondary), as well as creches, shops, leisure centre, library, playground, and skatepark. The town's vibrant array of restaurants and bars are also easily accessible on foot.

For commuters, the property provides quick access to the M7 motorway and the Sallins train station. Additionally, a bus service to Dublin is conveniently located just a five-minute walk away.

The accommodation briefly comprises – entrance hall, sitting room, kitchen, family room/4th bedroom, shower room. Upstairs – 3 bedrooms and bathroom. Outside –shed and boiler house.



Accommodation

Entrance Hallway 3.53m x 1.72m (11'7" x 5'8"): The bright hallway is floored in an oak laminate and has carpet laid to stairs.

Sitting Room 6m x 3.2m (19'8" x 10'6"): This is a spacious room to front with fine red brick fireplace, laminate oak floor and both centre and wall lighting.

Family Room/4th Bedroom 3m x 3m (9'10" x 9'10"): This is a versatile room, with a carpet floor. It could be used as a fourth bedroom.

Shower Room 3m x 1.1m (9'10" x 3'7"): Fully tiled to floor and walls, the shower room comprises wc, wash basin and shower unit with thermostatic power shower.

Kitchen Dining Room 3.52m x 3.3m (11'7" x 10'10"): The kitchen is fitted with a range of cream cabinets with a tile splashback and laminate floor. It includes an oven, ceramic hob, dishwasher, washer/dryer and integrated fridge freezer. Back door to garden.

Upstairs

Landing 2.11m x 0.88m (6'11" x 2'11"): With carpet floor, hotpress off and attic access.

Bedroom 1 4.32m x 3.35m (14'2" x 11'): This is a spacious bedroom to front which features its original cast iron fireplace. It includes fitted wardrobes and a carpet floor.

Bedroom 2 4.3m x 2.7m (14'1" x 8'10"): A double room to the rear with carpet floor.

Bedroom 3 3m x 2.3 (9'10" x 2.3): This is a single room to front with carpet floor.

Bathroom 2.54m x 1.7m (8'4" x 5'7"): The bathroom features a corner shower unit with electric shower, wc, and vanity. It has a linoleum floor.

Outside To front the garden is in lawn with lots of shrubs including fuchsia and rose bushes. Gated access to the side passage brings you to the rear garden where there is a lawn, patio, mature trees, shed and boiler house.





Special Features & Services

- Built 1955.
- Extends to 96m² approximately of accommodation.
- Fitted alarm system.
- Oil fired central heating.
- Front garden in lawn with lots of shrubs and charming original fencing and gate.
- Rear garden with patio, lawn and mature trees.
- Beside green area.
- Just a few metres from the grand Canal towpath.
- All appliances, curtains and blinds included.
- Walking distance of most Primary and Secondary schools in town.
- A short scenic walk along the Grand canal to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Short drive to M7/N7 interchanges at Junctions 9A or 10.
- Bus stop close by for bus to Kildare, Dublin etc
- 10 minute drive to Sallins train station for connections to Dublin Heuston and Grand Canal dock.

BER BER E1, BER No. 118608611





NEGOTIATOR

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

DIRECTIONS

From Naas Main Street take the right onto the Newbridge Road. Take the right turn before the Town House hotel, onto Pacelli Road. At the crossroads go straight through and follow the road. Go through the next junction. Pass the green area on your right hand side. Number 34 will be on your left.

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