

# For Sale

Asking Price: €370,000

**Sherry  
FitzGerald**  
O'Reilly



5 Barrack Street Close,  
Ballymore Eustace,  
Co. Kildare,  
W91 A328.

**BER** B3

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



Sherry FitzGerald O' Reilly are delighted to present 1 Barrack Street Close, a superbly spacious 3 bed roomed semi-detached home, located in this small and peaceful enclave of houses.

This fine home is situated in the quaint village of Ballymore Eustace, on the banks of the River Liffey. It is just a few minutes' walk to its award-winning pubs and restaurants, school, shops and close to its thriving GAA club. It is just 11 kms from Naas and 8 km to Blessington, each with an abundance of shops, restaurants, bars, sporting facilities and secondary schools.

The ground floor comprises welcoming hallway, sitting room, kitchen/ dining room, conservatory, utility, guest wc Upstairs 3 bedrooms (1 with en-suite), and family bathroom.



## Accommodation

**Entrance Hall** 5.49m x 1.77m (18' x 5'10"): The hallway features an attractive wide plank oak laminate floor, and carpet to stairs. The hall includes understairs storage.

**Sitting Room** 6.12m x 3.33m (20'1" x 10'11"): The generous Sitting room, with bay window, offers a superb cast iron fireplace with freestanding solid fuel stove. Double doors lead to the kitchen.

**Kitchen/Dining room** 5.23m x 4.17m (17'2" x 13'8"): This spacious room features an attractive oak shaker style kitchen with tile splashback. Included are the fridge freezer, dishwasher, oven and ceramic hob. It is floored in a complementary oak laminate.

**Conservatory** 2.37m x 2.3m (7'9" x 7'7"): Doors from the kitchen lead to the cosy conservatory, a lovely bright space with French doors to the garden.

**Utility room** 1.5m x 1.17m (4'11" x 3'10"): The Utility has a laminate oak floor, worktop, shelves and washing machine.

**Guest WC** 1.7m x 1.46m (5'7" x 4'9"): Includes vvc and wash hand basin, with linoleum floor.

## Upstairs

**Landing** 3.5m x 1.97m (11'6" x 6'6"): The stairs and landing have a carpet floor. With hotpress off and Stira stairs to the attic.

**Bedroom 1** 4.14m x 2.95m (13'7" x 9'8"): This generous double bedroom to the front has a box bay window and a range of Sliderobes. With carpet floor.

**Ensuite** 2.4m x 1.2m (7'10" x 3'11"): With wc, wash basin and shower unit with Triton electric shower, extractor fan and light well. With tiling to floor and surrounds.

**Bedroom 2** 4.32m x 2.64m (14'2" x 8'8"): A spacious double room to the rear, it has a carpet floor and fitted wardrobes.

**Bedroom 3** 3.66m x 2.48m (12' x 8'2"): This is a neat double room overlooking the back garden, with a carpet floor.

**Family bathroom** 2.37m x 1.96m (7'9" x 6'5"): The main bathroom comprises wc, wash basin, heated towel rail and bath with overhead electric shower. It includes a fitted shelving unit and attractive tiling to floor and walls with mosaic detailing.

## Outside

**Rear garden** The rear garden is in lawn with gated side access.





### Special Features & Services

- Extends to a generous 108m<sup>2</sup> of accommodation
- Built circa 2008
- Oil fired central heating
- UPvc fascia and soffits
- uPvc double glazed windows
- Fitted alarm system
- Kitchen appliances, curtains, blinds and carpets included
- Not overlooked to front or rear
- Parking area to front
- Attic suitable for conversion
- Green area to front
- Close to Shops, Post office, restaurants, bars and Liffeside walks
- Just a few minutes' walk to Primary school and bus stop for secondary schools
- Short stroll to Number 65 bus stop to Dublin
- A 15 minute drive to Naas and 10 minutes to Blessington

**BER** BER B3, BER No. 105744932





---

### NEGOTIATOR

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

### DIRECTIONS

On entering Ballymore Eustace from the Naas side (R4111) follow the main road and on coming to Market square continue straight onto Barrack Street. Take the second left turn into Barrack Close.

---

**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