

For Sale By Private Treaty

Ladytown, Naas, Co. Kildare

Detached 3 Bedroom Bungalow on c. ½ Acre.



Situated in an excellent sought after location between Naas 2 ½ miles and Newbridge 4 miles in the townland of Ladytown only 1 mile from the M7 Motorway access. Set in a quiet rural setting with fine views of the surrounding countryside. The property was built in the 50's containing 110 sq. m. (c.1184 sq. ft.) of accommodation with woodgrain PVC double glazed windows, oil heating, PVC fascias/soffits and a selection of outbuildings. Approached by a tarmac drive to a gravel yard to rear, the gardens are laid out mainly in lawn, interspersed with shrubs, trees, hedges and flower beds. Naas and Newbridge offer a wealth of facilities with excellent restaurants, pubs, schools and shopping including Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of the M7 Motorway access (1 mile) and commuter rail service from Sallins/Newbridge. Local amenities include rugby, tennis, GAA, soccer, fishing, canoeing, horse-riding, golf and racing in Naas, Punchestown and the Curragh.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

ACCOMMODATION:

Entrance Hall	3.54m x 2.18m
Sittingroom	4.07m x 6.03m
Diningroom	3.74m x 3.79m
Kitchen	5.47m x 3m

Bathroom

Separate Toilet

Bedroom 1	4.2m x 3.2m
Bedroom 2	4.18m x 2.35m
Bedroom 3	3.15m x 3m



SOLICITOR: Reidy Stafford, Moorefield Terrace, Newbridge.

PRICE: €249,500

BER: D2

LIST OF FEATURE:

- Woodgrain PVC double glazed windows.
- Oil fired central heating
- PVC fascia/soffits.
- C.1,184 sq. ft. (c.110 sq.m.)
- C. ½ Acre site, with outbuildings
- Tremendous location, close to Naas



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With walkin storage cupboard.

Into bay window with marble fireplace and coving

Into bay window with coving.

With cream built-in ground and eye level presses, tiled surround, s.s. sink unit and a solid fuel cooker.

With w.c., w.h.b., bath with shower attachment, hotpress and fully tiled walls.

With w.c., w.h.b., tiled floor and surround



OUTSIDE: Approached by a recessed entrance to a tarmac drive leading to a gravel yard at rear with a selection of out buildings to include, fuel store, Workshop 9.13m x 6.16m, Store 4.28m x 6.66m. There is also a potting shed outside toilet with w.c., w.h.b.

The gardens are laid out mainly in lawn, interspersed with a selection of flower beds, shrubs, trees and hedges.

SERVICES: Septic tank drainage, well water, oil heating, electricity, refuse collection.

INCLUSIONS: Carpets, blinds, light fittings

