

For Sale

Asking Price: €345,000

Sherry
FitzGerald
O'Reilly



75 Hazelmere,
Naas,
Co. Kildare,
W91 W67Y.

BER D1

sherryfitz.ie



Sherry FitzGerald O'Reilly is delighted to present 75 Hazelmere, a beautiful 3-bedroom end-of-terrace bungalow in a mature and quiet cul-de-sac near the heart of Naas town. This home boasts a peaceful setting and a private side entrance, making it a perfect sanctuary for families or those looking to downsize.

Step inside and discover a tastefully decorated interior, complemented by a delightful garden that features a raised, roofed deck, a cozy sunken firepit, and vibrant flowerbeds—ideal for outdoor entertaining or relaxing in your own private oasis.

This property's prime location offers unparalleled convenience. A short stroll brings you to local schools, including Ballycane Primary School and Naas Community National School, both just minutes away. The bungalow is also close to essential amenities such as a church, doctor's surgery, pharmacy, convenience stores, and a playground. You'll enjoy easy access to Naas Hospital, scenic lakeside walks, and Naas town centre with its array of shops, restaurants, and leisure facilities.

For those commuting, the N7 motorway is easily accessible, and the Arrow rail service in Sallins is just a 10-minute drive, connecting you to Dublin and beyond.

The accommodation comprises an inviting porch, hallway, spacious living room, kitchen/dining area, three bedrooms (one en-suite), and a family bathroom. Outside, you'll find practical block-built sheds for additional storage.

Don't miss the opportunity to make 75 Hazelmere your next home—contact us today to arrange a viewing!



Accommodation

Porch 1.32m x 0.72m (4'4" x 2'4"): With tile floor and sliding door.

Hallway 9.4m x 1.93m (30'10" x 6'4"): The hallway features a solid wood floor. It offers attic access and hotpress off.

Living Room 4.42m x 3.83m (14'6" x 12'7"): To the front of the house, the living room is cosy and inviting, with a wooden floor and a solid fuel stove, which includes a back boiler to heat the radiators. The stove features a wooden mantle and a reclaimed brick hearth.

Kitchen/Dining Room 5.08m x 4.64m (16'8" x 15'3"): The spacious kitchen/dining room is a lovely bright space, with French doors opening directly onto the decking outside, offering a seamless indoor-outdoor flow. The kitchen features modern shaker-style cabinetry in a deep, inky blue, complemented by a hardwood countertop and a classic subway tile backsplash. A convenient island provides extra seating and storage. The kitchen is equipped with a wine fridge, integrated fridge/freezer, oven, microwave, dishwasher, and is plumbed for a washing machine.

Bedroom 1 4.47m x 2.47m (14'8" x 8'1"): With a view to side, this bedroom is double sized with a fitted wardrobe and carpet floor.

En-Suite 1.47m x 1.33m (4'10" x 4'4"): This bedroom includes an ensuite, which combines a wash basin, wc and corner shower with new shower door. With tiling to floor and walls.

Bedroom 2 3.33m x 3.25m (10'11" x 10'8"): This is a double bedroom with rear view. It is fitted with a great selection of Sliderobes with drawers and hanging rails.

Bedroom 3 2.74m x 2.31m (9' x 7'7"): Bedroom 3 is a single room to front with a carpet floor.

Bathroom 2.32m x 1.68m (7'7" x 5'6"): The family sized bathroom includes a bath, wash basin and wc. It has both attractive wood panelling and tiling to walls and a wooden floor.

Outside To front, the garden is paved, with borders packed with a variety of plants, trees and shrubs, with a variety of hydrangeas, fuschia and cherry blossom to name a few. There is parking for one car off street. There is gated side access. To the side is a block built boiler house (3.56m x 1.69m) with light and sockets and a block built shed (4.33m x 1.31m). The back garden is paved and boasts many seating areas such as the large covered deck outside the French doors, the dining area to side and the pergola covered firepit. There are many raised beds in this garden, filled with raspberry bushes, fuschia, and hostas. Climbers grace the walls - clematis and ivy and there are specimen trees such as the lovely bay.





Special Features & Services

- Extends to 82m² approximately.
- Built in 1983 and since extended.
- Tranquil cul-de-sac location.
- Beautifully landscaped garden with raised roofed deck and firepit.
- Convenient to schools, shops, and leisure facilities.
- Easy access to N7 and public transport links. Move-in ready with tasteful décor.
- Oil fired central heating plus stove with back boiler.
- Double glazed uPVC windows.
- Off-street parking for one car.
- Upvc soffit and fascia.
- All carpets, curtains, light fittings and blinds included.
- Listed appliances included.
- External insulation to walls completed 2014.
- Close to Naas General Hospital and the Vista Centre.
- Beside two primary schools, local shop, church, park, playground and close access to railway line walk.
- Short stroll to busy Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Arrow rail link in Sallins with links to Heuston station and the docklands.

BER BER D1, BER No. 100288810







NEGOTIATOR

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

DIRECTIONS

Take the Blessington Road, passing the Tesco Extra on the right-hand side. Follow the road to the second set of traffic lights where you will turn right. Then take the second left turn into Hazelmere. Drive straight to the end of the road and number 75 will be on the left hand side.

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.

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