

# For Sale

Asking Price: €480,000

**Sherry  
FitzGerald**  
O'Reilly



41 Stoneleigh,  
Naas,  
Co. Kildare,  
W91 P2WA.

**BER** A3

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

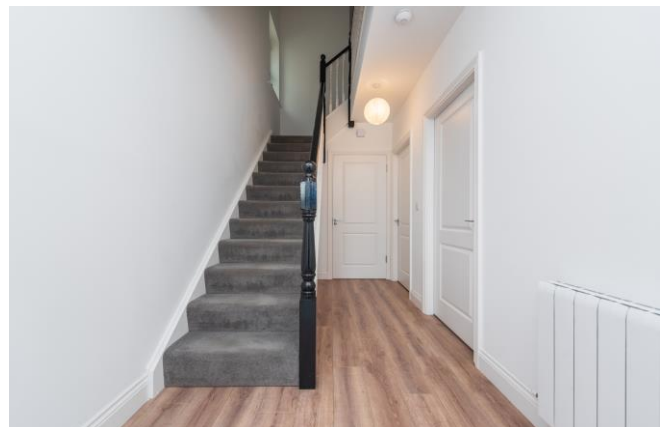
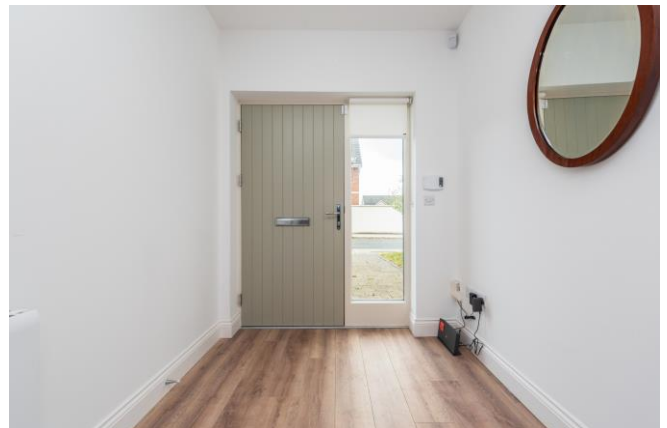


Sherry Fitzgerald O' Reilly are delighted to welcome you to 41 Stoneleigh, an elegant 3 bedroomed semi-detached home in this attractive Ballymore homes built estate. This is a light filled, superbly spacious home featuring the latest in home-energy efficiencies and top quality fixtures and fittings.

This property is in an excellent location. From here it is a short walk to most Naas schools with two primary schools just five minutes' walk away. It is beside the local church, park and playground. Close by are Naas Hospital, lakeside walks and Naas town centre with its many shops, restaurants and leisure facilities.

For the commuter, this home offers easy access to the N7 and the Arrow rail service is just 10 minutes away in Sallins.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining room, guest wc, utility room. Upstairs-landing, 3 double bedrooms (one en-suite), family bathroom.



## Accommodation

**Entrance Hallway** 5.43m x 1.98m (17'10" x 6'6"): The bright and welcoming entrance hall has an attractive oak laminate floor which continues into the sitting room and kitchen. It has carpet to stairs.

**Sitting Room** 4.72m x 3.75m (15'6" x 12'4"): This is a very spacious sitting room with front aspect and oak laminate floor.

**Kitchen/Dining Area** room 5.54m x 4.2m (room 18'2" x 13'9"): The elegant kitchen boasts a soft grey colour palette with warm oak accents. The many cabinets are topped by a sleek quartz countertop and feature a modern glass backsplash. It includes a ceramic hob, oven, microwave, and fridge-freezer. The central island incorporates an under-mounted sink, an integrated dishwasher, seating and abundant storage space. Eye-catching pendant lights illuminate the island and dining area, while French doors offer access to the outdoor patio.

**Utility Room** 2.7m x 1.5m (8'10" x 4'11"): The utility is fitted with a counter and storage, washing machine and tumble dryer.

**Guest WC** 2m x 1.5m (6'7" x 4'11"): The guest bathroom includes vanity unit and wc with attractive tiled floor and a heated towel rail.

## Upstairs

**Landing** 4m x 1.03m (13'1" x 3'5"): With hotpress off and Stira stairs to attic.

**Bedroom 1** 5.25m x 3.32 (17'3" x 3.32): This is a very generous double bedroom to the front, with floor to ceiling quality fitted wardrobes and carpet floor.

**En-Suite** 2.33m x 1.5m (7'8" x 4'11"): The en-suite comprises wc, wall hung vanity unit and shower unit with rainfall head and riser. With stylish tiled surround and floor.

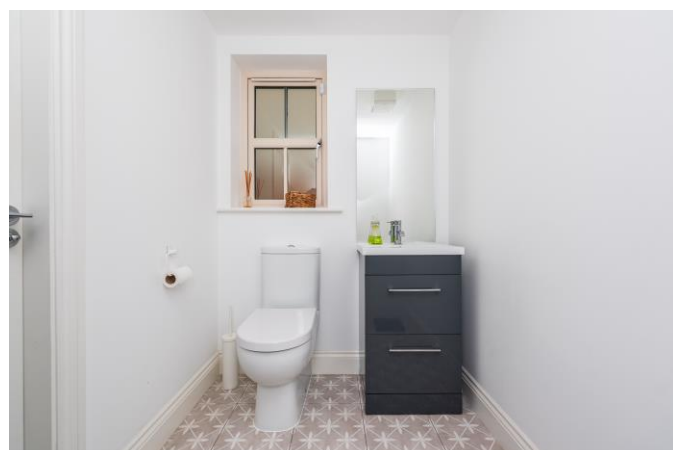
**Bedroom 2** 4m x 3.3m (13'1" x 10'10"): This spacious double room with view of the rear garden features built in wardrobes and carpet floor.

**Bedroom 3** 3.5m x 2.62m (11'6" x 8'7"): A double room with rear view, a carpet floor and fitted wardrobes

**Family Bathroom** 2.72m x 2.4m (8'11" x 7'10"): The bathroom features a close coupled wc, wall hung vanity unit and bath, with tiling to floor and surrounds.

**Outside** A large, paved patio stretches to the rear of the house, and three steps take you up to the lawn which is edged with buxus hedging. There is a wooden shed (2.5m x 2m) and gated side access. This lovely south facing garden has open countryside to rear. To the front, the cobble-lock drive accommodates two cars and hedging defines the boundaries.





### Special Features & Services

- Built circa 2018.
- Spacious family friendly accommodation of 117.5m2 approximately.
- High performance uPvc windows with outer doors in prefinished hardwood.
- Carpets, curtains and light fittings included.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all kitchen appliances.
- Air to water heating system and high levels of insulation throughout.
- Off street parking for two cars on cobble lock drive.
- Low maintenance exterior.
- South facing rear garden with open countryside to rear.
- Alarm system.
- uPvc Soffit and fascia.
- 5 minutes walk to two primary schools, with secondary schools also in walking distance.
- Close access to M7/N7 junction and the Arrow commuter train is available in nearby Sallins.

**BER** BER A3, BER No. 111641775





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### NEGOTIATOR

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### DIRECTIONS

From Naas Main Street, take the Kilcullen Road, turning left at Swans on the Green. Take the next left, passing the lakes and then the Hospital on the right. At the traffic lights, continue straight. Take the left into Oak Glade, then right into Stoneleigh. Take the third left turn and 41 will be on the left.

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