

# For Sale

Asking Price: €435,000

Sherry  
FitzGerald  
O'Reilly



12 Ashgrove Crescent,  
Naas,  
Co. Kildare,  
W91 EYW9.

BER C3

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



Sherry FitzGerald O'Reilly welcome you to 12 Ashgrove Crescent, a 3/4 bed roomed semi-detached property in the family friendly Ashgrove estate. This spacious home is in a prime location just off the Dublin Road and a short stroll from Naas town centre. A bright and well-proportioned home, it features large windows maximising the light into each room.

Ideally situated, it is close to the bustling centre of Naas town with its array of boutiques, restaurants, bars, shops and cafes and many schools. Close by are Monread Park, leisure centre, tennis club, racecourse, cinema and creche. It is a three minute' drive to the M7/N7 motorway, a short walk to the bus stop on the Dublin Road and the Train Station in Sallins is five minutes away.

The accommodation briefly comprises – downstairs -porch, entrance hallway, sitting room, family room, kitchen/ dining room, utility, shower room. Upstairs 3 bedrooms and family bathroom. Outside – garden shed.



## Accommodation

**Porch** 1.55m x 0.67m (5'1" x 2'2"): With uPvc sliding door and mosaic tile floor.

**Entrance Hallway** 3.37m x 1.9m (11'1" x 6'3"): The hallway is floored in an oak laminate with carpet laid to stairs.

**Sitting Room** 4m x 3.85m (13'1" x 12'8"): The large window overlooking the front garden ensures the sitting room is a bright space. It features a marble fireplace with a solid fuel stove, an oak laminate floor and glazed double doors to the dining area.

**Family Room** 3.72m x 2.85m (12'2" x 9'4"): Overlooking the front garden, this is a versatile room which would be suitable as a fourth bedroom.

**Kitchen/Dining Room** 5.88m x 3.48m (19'3" x 11'5"): The kitchen/dining room is full of light, with two windows enjoying garden views. The kitchen is fitted with a selection of storage cabinets and includes a dishwasher, cooker with ceramic hob, fridge freezer and microwave. It has a metro tile splashback and a new linoleum floor.

**Utility Room** 2.1m x 1.17m (6'11" x 3'10"): Adjoining the kitchen, the utility is plumbed for a washing machine and a tumble dryer and has a tile floor. With door to Shower room, door to family room and back door to garden.

**Shower Room** 1.9m x 1.33m (6'3" x 4'4"): With wc, wash basin and shower unit with pumped electric shower. Tiling to floor and shower.

## Upstairs

**Landing** 2.74m x 1.83m (9' x 6'): There is a hot press off the landing and a new carpe floor.

**Bedroom 1** 4.26m x 3.92m (14' x 12'10"): To the front of the house this spacious double bedroom includes built in wardrobes and a carpet floor.

**Bedroom 2** 3.92m x 3.41m (12'10" x 11'2"): Bedroom 2 is a double room with rear garden views, a carpet floor and built in wardrobe.

**Bedroom 3** 3m x 2.47m (9'10" x 8'1"): This is a double bedroom to front with built in wardrobe and new carpet floor.

**Family Bathroom** 2.24m x 1.65m (7'4" x 5'5"): The bathroom comprises a wc, wash basin and bath, with a shower and booster pump. With tiling to floor and walls and attic access.

**Outside** A new gravel driveway to the front provides off-street parking for 4 cars, bordered by a hedge and flower beds.

The spacious rear garden is in lawn, lined with rose and viburnum bushes. It includes a wooden shed and outside tap.





#### Special Features & Services

- Built circa 1970's.
- Extends 111m<sup>2</sup> approximately of accommodation.
- Oil fired central heating.
- uPVC Double glazed windows.
- Off street parking for 4 cars on new gravel drive.
- Spacious rear garden in lawn with rose and viburnum bushes.
- Garden shed.
- Freshly painted interior and exterior.
- New carpets and linoleum.
- All listed appliances included.
- Beside green area.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, library, hospital and many sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- All carpets, blinds and curtains included.
- Short drive to M7/N7 interchange and the Commuter train in Sallins with access to Heuston station and Grand Canal Dock.
- Bus stops close by for access to Dublin, Kildare, Carlow, Leixlip and Blanchardstown.





### NEGOTIATOR

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### DIRECTIONS

From Main Street, Naas, take the Dublin Road, passing Maxol on your right. Just before the Hyundai garage, take the left turn. Follow the road, passing the entrance to Greenaun, turn left onto Ashgrove Drive. Take the second right turn. It will be the sixth house on the right-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.

PSRA Registration No. 001057