

For Sale

Asking Price: €330,000

**Sherry
FitzGerald**
O'Reilly



2 Mountain View,
Naas,
Co. Kildare,
W91 PW0X.

BER D2

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 2 Mountain View, a 3 bedrooomed semi-detached home just off the Blessington Road, Naas. This home features a spacious garden, offering valuable space to the side and rear offering exciting potential for future expansion (subject to planning permission).

Number 2 is set in quiet cul de sac in a leafy mature estate and from here it is a short stroll to the bustling centre of Naas with its many restaurants, bars and boutiques, theatre, library and leisure amenities. It is close to the local church, hospital, shops, park and playground, and within easy walking distance of most Naas schools.

For the commuter, this home offers easy access to the N7 and the Sallins train station is just 10 minutes away, with trains to Heuston and Connolly stations.

Accommodation in this lovely property briefly comprises entrance hall, sitting room, kitchen/dining room. Upstairs - 3 bedrooms and family bathroom.



Accommodation

Entrance Hallway 3.95m x 1.9m (13' x 6'3"): This is a bright hall with an oak laminate floor and carpet stairs..

Sitting Room 3.95m x 3.43m (13' x 11'3"): The comfortable sitting room overlooks the front garden and features a marble fireplace with a wooden surround and an inset gas fire. The room is complete with warm oak laminate flooring and double doors that provide seamless access to the kitchen.

Kitchen 5.23m x 3.21m (17'2" x 10'6"): The kitchen is a bright space filled with natural light featuring two large windows with rear aspect and a glazed door to side. It is fitted with a range of cabinets offering ample storage, with a tile splashback and tile floor. The kitchen includes a ceramic hob cooker, dishwasher, fridge/freezer, and microwave, and is plumbed for both a washing machine and a dryer.

Upstairs

Landing 2.91m x 2.1m (9'7" x 6'11"): The landing has a laminate floor and access to hotpress and attic.

Bathroom 2.07m x 1.82m (6'9" x 6'): The bathroom is tiled to floor and walls and includes a walk-in shower, wc and wash basin.

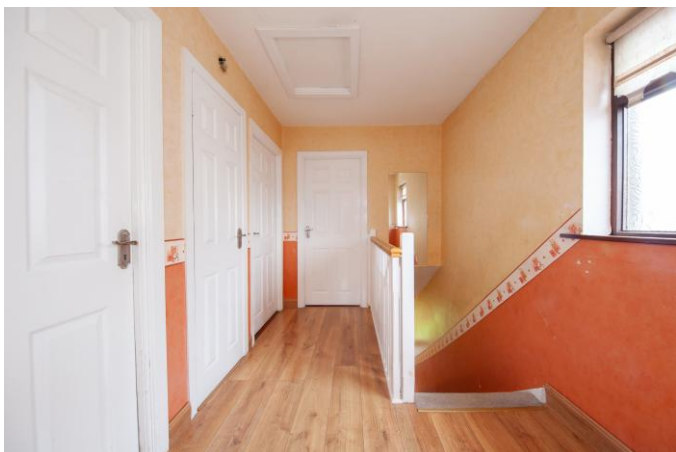
Bedroom 1 3.7m x 3.03m (12'2" x 9'11"): This generous double room with rear view is floored in an oak laminate. It includes a built-in wardrobe and tv point.

Bedroom 2 3.76 x 2.75m (3.76 x 9'): Bedroom 2 is a spacious double to front with an oak laminate floor and fitted wardrobe.

Bedroom 3 2.72m x 2.38m (8'11" x 7'10"): This is a single bedroom to front with a laminate floor.

Outside The front garden is in lawn with hedging at the borders. The driveway can accommodate two cars off street, with further parking through the gates and to the side of the house. The spacious back garden is in lawn with a paved patio

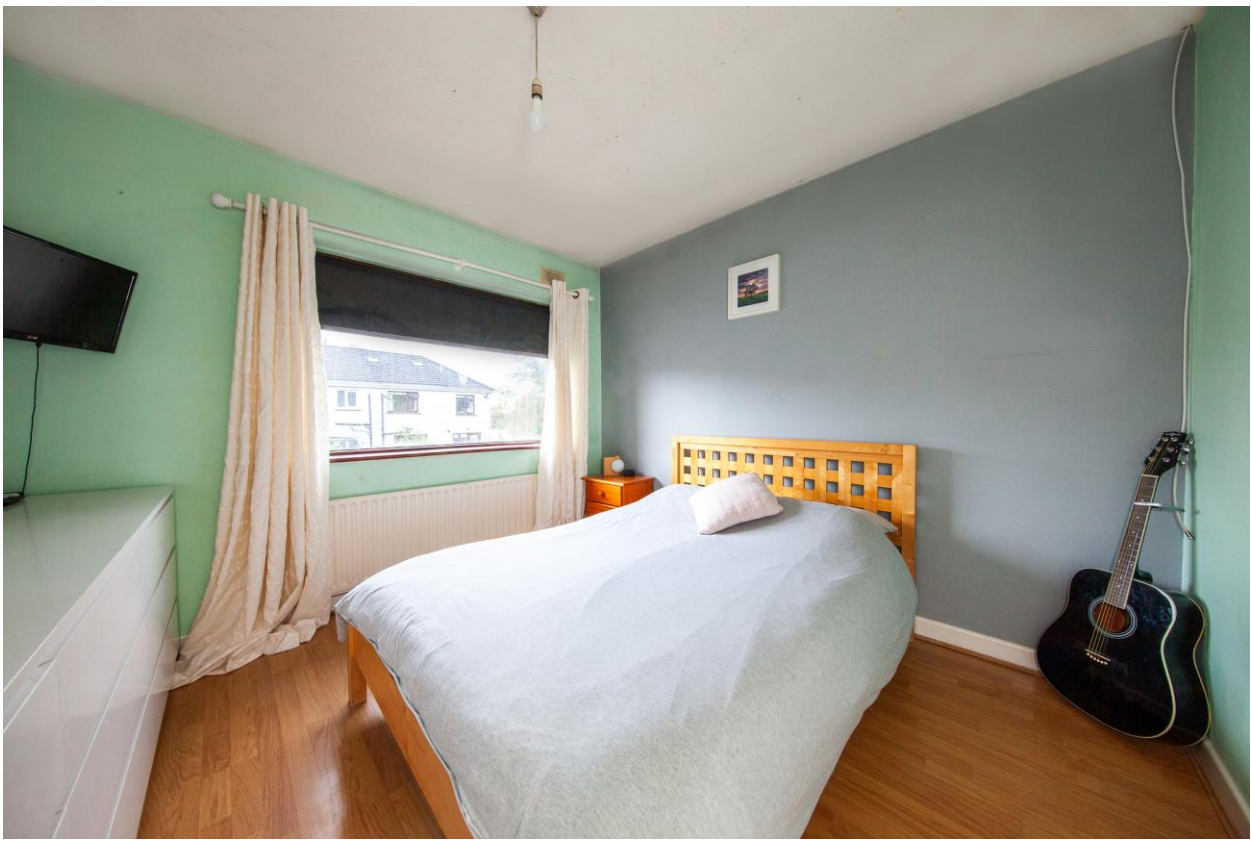




Special Features & Services

- Built circa 1986.
- Extends to 76m² approximately.
- Gas fired central heating.
- Single glazed hardwood windows.
- Short walk to Naas town centre.
- Off-street parking for two cars plus further parking through gates at side of house.
- South facing rear garden in lawn with paved patio.
- Facing large green area.
- Listed appliances included
- Carpets and light fittings included.
- Easy walk to most Primary and Secondary schools in Naas.
- A short stroll to the centre of Naas town with its array of shops, restaurants, bars, theatre and many leisure facilities.
- Easy access to M7/N7 and the commuter train is available in nearby Sallins.

BER BER D2, BER No. 118712926





NEGOTIATOR

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DIRECTIONS

From the Dublin Road, take the Blessington Road. Follow this road and just before the third set of traffic lights, take the left turn onto Mountain View. Take the first right turn and continue into the cul de sac. Number 2 is the second last house.

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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