

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Reilly



7 Lakelands,
Naas,
Co. Kildare,
W91 FY0H.

sherryfitz.ie

BER D2



Sherry FitzGerald O'Reilly are delighted to introduce you to 7 Lakelands, a 4 bedroomed semi-detached home in an enviable location right next to the picturesque Naas Lakes.

In a prime location, from Lakelands it is a very short walk to the Main Street of Naas with its many shops, restaurants, library, bars and theatre. It is easy walking distance to Primary and secondary schools, Naas General hospital and many leisure facilities. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

This spacious property features large windows throughout, maximizing natural light in every room. The garage, conveniently located off the hall, presents an excellent opportunity for conversion into a fifth bedroom or study.

The home offers well-proportioned accommodation porch, hallway, living room, dining room, kitchen, guest wc, garage. Upstairs- 4 double bedrooms and bathroom.



Accommodation

Entrance Hallway 3.96m x 2.56m (13' x 8'5"): The bright entrance hall has a carpet floor. With understairs storage closet (1.73 x 0.87m).

Living Room 4.37m x 3.62m (14'4" x 11'11"): The living room is a bright space with a large window overlooking the front garden. It features an open fire with marble hearth and lintel and built in shelving and tv unit. It is open to the dining room.

Dining Room 3.78m x 3.2m (12'5" x 10'6"): The dining room has a large picture window with rear garden views and fitted storage cabinets.

Kitchen 5m x 3.87m (16'5" x 12'8"): The kitchen benefits from an extension which is not standard in other Lakelands properties and features ample storage with a range of cabinets and a large pantry press. It comes equipped with a cooker and a side-by-side fridge freezer and is finished with linoleum flooring. Doors lead to the hall, dining room, and the outdoor patio.

Guest WC 1.42m x 1.23m (4'8" x 4'): With wc, wash basin and carpet floor.

Garage 5.97m x 2.52m (19'7" x 8'3"): The garage off the hallway offers the possibility for conversion to a fifth bedroom or home office. It includes a washing machine and dryer.

Upstairs

Landing 2.82m x 1.3m (9'3" x 4'3"): The landing benefits from the large window on the return. With hotpress off, carpet floor and attic access.

Bedroom 1 3.85m x 3.75m (12'8" x 12'4"): This is a generous double bedroom with rear view. It includes built in wardrobes, shower cubicle, and vanity unit.

Bedroom 2 3.59m x 3.11m (11'9" x 10'2"): Bedroom 2 is a large double bedroom to the front of the house with fitted wardrobes.

Bedroom 3 4.12m x 3.9m (13'6" x 12'10"): This is a double room to the front, of dual aspect with built in wardrobes and eaves storage access.

Bedroom 4 3.84m x 2.5m (12'7" x 8'2"): A double room with rear view.

Bathroom 2.9m x 1.86m (9'6" x 6'1"): The bathroom comprises wc, wash basin, bath with electric shower and heated towel rail. With tiled surrounds and carpet floor.

Outside Covered side entrance 5.1m x 2m - Covered and gated each end, used for storage.
To front the large garden is in lawn, enclosed by hedging and with lots of perennials planted. The driveway offers parking for two cars.

The large rear garden enjoys a very private sunny south facing patio and lawn. It is planted with hedging, a willow tree, cotoneaster and Bergenia.





Special Features & Services

- Built circa 1980.
- Extends 132m² approximately.
- uPVC windows.
- uPVC soffit and fascia.
- Dual source central heating from fire driven back boiler and oil.
- Potential garage conversion to 5th bedroom.
- Not directly overlooked to front or rear.
- Overlooking parkland and the lake.
- Fitted alarm system.
- Front garden in lawn with hedging and covered gated side access.
- South facing rear garden in lawn with patio and hedging.
- A short scenic stroll to the centre of Naas town with its array of shops, restaurants, bars, theatre and many leisure facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Short drive to Junction 9A of the N7/M7 and the Arrow rail line in Sallins.
- Close to bus stop for buses to Dublin, Kildare and Carlow.

BER BER D2, BER No. 118475110





NEGOTIATOR

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

DIRECTIONS

From Main Street Naas, drive towards the Ballymore Road R411. At the lake take the left onto Craddockstown Road. Take the first left into Lakelands, then the first right turn. Turn left, drive past the right turn, and number 7 is the next house on your right.

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