

# For Sale

## 4 Bedroom Detached House



### 6 Dun Na Riogh Green Naas County Kildare

- Large family home
- Close to all local amenities
- Good proximity to Naas Town Centre
- Gas fired central heating
- Double glazed uPVC windows

## Accommodation

Description	Sq m (Sq ft)
Residence	188.2 sq m (2,026 sq ft)
<b>Total</b>	<b>188.2 sq m (2026 sq ft)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
N/A	N/A	

### Price

We are instructed to seek offers in the region of €450,000

### Viewing

By appointment only

### Location

The subject property is located in the Dun Na Riogh development, a mature residential development close to Naas Town Centre with easy access to the Sallins Road and Monread Road, and only a short drive from the N7. The Train Station in Sallins is also in close proximity with a feeder bus passing through the area. The property is positioned within a short distance of a number of amenities such as schools, shops & supermarkets, butchers, pubs, leisure centres, crèches, restaurants and cafes.

### Description

The property comprises a 4 bedroom detached house presented in immaculate condition throughout. The present owners have maintained the property to a high standard and have enhanced the property in recent years. The accommodation is arranged as entrance hall, living room, study, kitchen cum dining room, sun room, utility room and under stairs w/c with shower. There is also a garage which can be accessed directly from the house. Upstairs there are four bedrooms (2 of which are ensuite) and a family bathroom. The bedrooms have fitted wardrobes along with tiling in the bathrooms and kitchen. There are a number of telephone and TV points in the property. The west-facing rear garden benefits from afternoon and evening sunlight. The property has an intruder alarm, is heated with gas fired central heating and has double glazed uPVC windows. Viewing is highly recommended.

## For further information contact:

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