

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald  
O'Reilly



70 Monread Heights,  
Naas,  
Co. Kildare,  
W91 WPP6.

BER D1

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



Sherry FitzGerald O'Reilly are pleased to present to market 70 Monread Heights, a 3 bedrooomed detached bungalow set in a mature residential area of Naas

This property is very centrally located, being a short walk to Naas town centre and close to a host of amenities - boutiques, restaurants, schools, crèches, leisure centre, cinema, tennis club, GAA, local park, canal tow path walks and Monread shopping centre. It offers easy access to the M7/N7 motorway and the Arrow rail link in Sallins.

The accommodation briefly comprises hallway, sitting room, kitchen, 3 bedrooms and bathroom.

This property offers potential for expansion. It has a large side entrance making a possibility for extension to the side and rear (subject to pp), and the attic has already been prepared to create a dormer room.



## Accommodation

**Hallway** The floor is laid in porcelain tile at the entrance and continues with an engineered oak floor. With hotpress off and attic access via Stira stairs.

**Sitting Room** 3.9m x 3.48m (12'10" x 11'5"): This is a bright and cosy room to front, which features a reclaimed cast iron fireplace and an oak engineered floor

**Kitchen** 3.91m x 2.78m (12'10" x 9'1"): The kitchen is of dual aspect with a window to front and glazed door to the side passage. It is fitted with a selection of pine storage cabinets, with a tile splashback and tile floor underfoot. Included are a freestanding cooker with dual ovens, washing machine and fridge freezer.

**Bedroom 1** 3.66m x 2.86m (12' x 9'5"): This is a generous double room to rear, with an oak laminate floor.

**Bedroom 2** 2.95m x 2.53m (9'8" x 8'4"): Bedroom 2 is a double room with rear view.

**Bedroom 3** 3m x 2.6m (9'10" x 8'6"): This is a double room to side with oak laminate floor.

**Bathroom** 2.52m x 1.8m (8'3" x 5'11"): The bathroom comprises wc, wash basin and quadrant shower unit with Mira power shower. With part tiling to walls and terracotta tiles to floor.

**Outside** The front garden is bordered in red brick, with two attractive trees to centre. The driveway offers parking for two cars off street. The rear garden features a lawn, many raised beds featuring cordyline, climbers and bamboo plants, and a paved patio.





### Special Features & Services

- Built circa 1985.
- Extends to 65m<sup>2</sup> approximately.
- Located in a prime residential area.
- uPvc Double glazed windows.
- Gas fired central heating.
- uPvc soffit and fascia.
- Off street parking for 2 cars.
- All carpets, blinds, light fittings and kitchen appliances included.
- Attic floored and insulated and prepped for a dormer room.
- A short walk to amenities such as local park, schools, Monread Shopping Centre, crèche, cinema, canal walks, leisure centre and GAA.
- Within easy walking distance of Naas Town centre with its array of boutiques, theatre, bars and restaurants.
- Less than five minutes drive to the M7 Motorway junction and a short drive to the Arrow rail link at Sallins with trains to Heuston and the Docklands.

**BER** BER D1, BER No. 118082494





### NEGOTIATOR

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### DIRECTIONS

From Naas Main Street, take the road towards Sallins. Turn right at the traffic lights at the Applegreen Service Station, Take the first left onto Monread Heights. Follow the road straight and after the third left turn, number 70 will be the third house on your left.

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