



# 51 MONREAD GARDENS NAAS CO. KILDARE W91 C9TP



Semi-  
Detached



3



2



114 Sq. M  
1,227 Sq. Ft



**BER C2**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are thrilled to present Number 51 Monread Gardens to the market, a superbly located three bedroom property. This impressive home has been tastefully decorated and thoughtfully updated by its current owners, offering generous living space and modern comforts throughout. The bright and spacious open-plan kitchen and dining area is perfect for family life and entertaining. Additionally Number 51 boasts a self-contained side annex, complete with its own kitchen, bedroom, and bathroom — ideal for use as a guest suite, home office, or independent living quarters.

Within easy walking distance of Main Street Naas providing all conceivable amenities, as well as extensive travel links to Dublin City Centre and all surrounding areas. Just 200 metres from the Monread Shopping Centre, Monread Lodge Bar & Gastro Restaurant, Gym, Swimming Pool, Crèche, and much more, this is a rare opportunity to acquire a turnkey home in a truly sought-after location

## LOCATION

From N7 Motorway, exit at junction 9 (Naas North/Sallins). Continue on R445, at the roundabout take the 2<sup>nd</sup> exit followed by the first exit at the next roundabout. Continue straight for 850m before turning right onto Maudlins Ave, continue for 600m then turn left onto Monread Gardens for 150m followed by a right turn. The property is located on the right hand side

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	5.48m x 1.87m	Wooden floor
<b>Kitchen /Dining</b>	6.17m x 3.58m	Open Plan, breakfast bar, double doors to rear
<b>Sitting Room</b>	4.25m x 4.12m	Feature Stove, Dining Area off
<b>Bedroom 1</b>	4.21m x 3.77m	Wooden floor, Ensuite off
<b>Ensuite</b>	2.47m x 0.80m	Shower cubicle, WC & WHB
<b>Bedroom 2</b>	4.22m x 3.42m	Wooden floor
<b>Bedroom 3</b>	2.64m x 2.44m	Wooden floor
<b>Bathroom</b>	2.49m x 1.88m	Bath with shower, WC & WHB
<b><u>Side Annex</u></b>		
<b>Bedroom/Lounge</b>	4.66m x 2.43m	Wooden floor
<b>Kitchen Area</b>	3.10m x 2.43m	Tiled Floor, fitted kitchen units,
<b>Shower Room</b>	2.39m x 0.76m	









## SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Alarm

## INCLUDED IN SALE

- Carpets
- Blinds
- Oven/Hob/Fan
- Dishwasher
- Fridge
- Freezer
- Light Fittings

## ADDITIONAL INFORMATION/FEATURES

- BER: C2
- c. 114 mtr sq. | c. 1259 sq. ft
- Built in c. 1994
- Off Street Parking
- Side Annex
- Newly Installed Windows
- Side Entrance Way
- Easy Access to N7/M7 (1.5km)
- Access to Monread Park (250m away)
- 1.5km from Main Street Naas

**PRICE REGION AMV: €448,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

### Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.