

FOR SALE

Four Bedroom Detached Residence

13 Meadow Court, Naas, Co Kildare



O'Neill & Co.

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Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. High street names within the town include Kalu, Boots Chemist, Lifestyle Sports and Mc Donald's. A facility developed by Kerry Group on a designated site in Naas has further enhanced the location with the creation of some 800 new jobs. The subject property is located in Meadow Court a mature private residential development located off the Ballymore Road within a walking distance of Naas Hospital, Naas Town Centre and all its amenities.

Description

The property comprises a detached brick fronted two storey four bedroom 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 with WC, study, living room, dining room, kitchen/breakfast room and utility room, along with four bedrooms with master ensuite and main bathroom. A number of the bedrooms have fitted wardrobes along with tiling in the bathrooms, kitchen and utility rooms. There are a number of telephone and TV points in the property. The attic of the property is floored and has standing height. Cavity wall insulation was completed a number of years ago. The property has beautiful landscaped gardens front and rear along with patio area, off street parking and side access. The property is heated with an oil fired central heating system. Viewing is highly recommended.

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Price

We are instructed to seek offers in the region of €370,000

Building Energy Rating

D2 BER No: 107911729

Viewing

By appointment only

Further Information

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Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	127	1,367
Total	127	1,367

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

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