



58 Finlay Park, Naas, Co. Kildare, W91 YKR4.

***58 Finlay Park,
Naas,
Co. Kildare,
W91 YKR4.***

***A superb, energy-efficient 4
bedroomed semi-detached home
set over three spacious floors!***

€545,000

For Sale by Private Treaty

Viewing strictly by appointment

***Selling agents
Sherry FitzGerald O'Reilly***

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Sherry Fitzgerald O'Reilly are delighted to welcome you to 58 Finlay Park, a superb, energy-efficient 4 bedroomed semi-detached home set over three spacious floors. Finished to an excellent standard, this light filled family home offers premium fixtures and fittings and modern energy-efficient technology throughout.

Nestled in a cul-de-sac in this highly sought-after estate, this impressive property is close to the local playground, leisure centre, and scenic Grand Canal towpath walks. It is within easy walking distance of schools, hospital, library and the many shops, restaurants and bars that Naas has to offer. It is a short drive to the M7 and the commuter train in Sallins.

The elegantly proportioned living space comprises - entrance hall, sitting room, kitchen /dining/living room, guest wc and utility room. First floor – 3 bedrooms (one en-suite), family bathroom. Second Floor – master bedroom with en-suite. Outside – wooden shed.

Entrance Hallway 5.06m x 2.31m (16'7" x 7'7"): The welcoming hallway is floored in a warm oak laminate, and carpet is laid to the stairs. With understairs closet off (1.13m x 0.78m).

Sitting Room 5.47m x 3.52m (17'11" x 11'7"): This is a wonderfully bright room with large window to front. It features a granite fireplace with an inset wood burning stove. Either side of the fireplace are bespoke cabinets offering lots of storage. Underfoot is an oak laminate floor and double doors lead to the dining area.

Guest WC 1.55m x 1.44m (5'1" x 4'9"): With wc and wash hand basin, tile floor and splash



Kitchen/Living/ Dining Room 6.68m x 5.54m (21'11" x 18'2"): Bright and substantial, this open-plan space is bathed in natural light from the Velux windows and French doors to the patio. The Shaker-style kitchen features many cabinets and drawers, topped with quartz worktops, and a central island with seating for casual dining and further storage. Included are an American-style fridge freezer, oven, hob, microwave, and integrated dishwasher. The room is finished with porcelain floor tiles in the kitchen and oak laminate throughout the living and dining spaces.

Utility Room 1.74m x 1.6m (5'9" x 5'3"): The utility room includes the gas boiler, worktop, shelving and back door. It includes a washing machine and tumble dryer and has a tile floor.





Floor 1

Landing 1 4m x 2.27m (13'1" x 7'5"): With hotpress off and carpet to floor.

Bedroom 2 3.9m x 2.92m (12'10" x 9'7"): This is a large double room to the front of the house; it has a carpet floor and fitted wardrobes.

En-Suite 2.33m x 1.5m (7'8" x 4'11"): The en-suite is fitted with a wc, wash hand basin, large shower cabinet and a heated towel rail.

Bedroom 3 3.95m x 3.31m (13' x 10'10"): A double bedroom to the rear of the house, it has a range of fitted wardrobes and a carpet floor.

Bedroom 4 2.81m x 2.77m (9'3" x 9'1"): This is a double room to the rear, currently used as an office. It has a carpet floor and fitted wardrobe.

Family Bathroom 2.26m x 1.71m (7'5" x 5'7"): The main bathroom features a contemporary suite of wc, wash hand basin and bath. It has a heated towel rail and is tiled to floor and surrounds.







Floor 2

Landing 2 2.2m x 1.06m (7'3" x 3'6"): With carpet floor and storage closet off.

Bedroom 1 6.1m x 2.77m (20' x 9'1"): This is a very generous double room with a wall of fitted wardrobes and a carpet floor.

En-Suite 2 2.92m x 1.2m (9'7" x 3'11"): The en-suite features a large shower unit, wc, heated towel rail and wash basin. With attractive tiling to floor and surrounds.

Outside To front there is parking for three cars on the cobblelock drive which is lined with scented lavender plants. Included are outdoor sockets and an electric car charger.

The sunny southeast facing garden offers a paved patio just outside the kitchen doors, and a lawn which is bordered by beds packed with lush shrubs, such as hydrangea, photinia, spirea and Portuguese laurel. There is gated side access, outside tap and sockets and a custom wooden garden shed (4.73m x 1.91m).





Special Features & Services

- Built in 2018.
- Extends to a generous 143m² approximately.
- Low energy, low carbon home.
- Low maintenance exterior with uPVC soffit and fascia.
- Low U-value windows and doors with granite sills.
- Gas fired central heating with A rated condensing boiler and multi zone controls.
- Solar panels for water heating.
- Carpets, blinds, light fittings and listed appliances included.
- Fitted alarm system.
- Stylish bathrooms with contemporary sanitaryware.
- Quality fixtures and fittings.
- Off-street parking for three cars on cobble lock drive.
- Custom built wooden shed to side.
- Electric car charger to front.
- Cul de sac setting.
- Beside picturesque canal walks.
- Within short walking distance of leisure centre, playground, library, shops, hotels, bars, restaurants, creche and schools.
- Six-minute drive to M7/N7 Junction 9A interchange.
- The bus service to Dublin or Kildare is just a few minutes away on the Newbridge Road.
- Short drive to the train station in Sallins for commuter train to Heuston Station and the Docklands.

DIRECTIONS

From Naas Main Street, take the Newbridge Road. At the second set of traffic lights turn right onto Jigginstown Green (R409). Go over the bridge and at the roundabout take the third exit onto the old Caragh road. Follow this road, taking the fourth left turn. Number 58 will be the third house on the left in the cul de sac.

BER A3, BER No. 10307109045.



58 FINLAY PARK, NAAS, CO. KILDARE





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