

For Sale

Asking Price: €425,000

Sherry
FitzGerald
O'Reilly



38 Oldtown Green,
Naas,
Co. Kildare,
W91 VPK6.

BER C3

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 38 Oldtown Green, a spacious four-bedroom semi-detached home nestled in a prime Naas location.

Surrounded by a family-friendly neighborhood and bordering Monread Park, this property offers convenient access to a local primary school, creche, and the Monread Shopping Centre. A leisurely 20-minute walk will bring you to the bustling heart of Naas town, where you'll find a delightful array of restaurants, boutiques, bars, and leisure facilities.

Ideal for commuters, Oldtown Green is less than a 5-minute drive from both junctions 9 and 9a of the M7/N7 motorway. The Arrow rail link at Sallins is a 20-minute walk away, providing convenient train access to Heuston Station and the Docklands.

This fine property features an entrance hall, a comfortable sitting room, a spacious kitchen/dining room and a guest wc. Upstairs are 4 bedrooms, including one en-suite, and a family bathroom.



Accommodation

Entrance Hall 5.31m x 1.91m (17'5" x 6'3"): The bright hallway has a laminate wood floor and carpet to stairs.

Sitting Room 5.35m x 3.8m (17'7" x 12'6"): The spacious sitting room features a warm oak laminate floor and both wall and centre lighting. A classic marble fireplace includes an oak surround and open fire, while double doors lead to the kitchen/dining room.

Kitchen/Dining Room 5.8m x 3.73m (19' x 12'3"): This is a substantial space with tile to the kitchen floor and an oak laminate floor in the dining area. It is fitted with a selection of cabinets and a practical breakfast bar offering seating and extra storage. The appliances include a freestanding cooker, washing machine and fridge. From the dining area, glazed sliding doors take you to the patio outside.

Guest WC 1.8m x 0.76m (5'11" x 2'6"): With wc, wash hand basin and linoleum floor.

Upstairs

Landing 3.1m x 2.77m (10'2" x 9'1"): The landing has a new carpet floor and a hotpress off.

Bedroom 1 3.41m x 3.29m (11'2" x 10'10"): This is a generous double bedroom to front, with a range of fitted wardrobes and carpet floor.

En-Suite 2.4m x 0.9m (7'10" x 2'11"): The en-suite comprises wc, wash basin and shower unit with Triton electric shower and tiling to shower walls.

Bedroom 2 3.5m x 3m (11'6" x 9'10"): Bedroom two is a double to rear with fitted wardrobes and carpet floor.

Bedroom 3 3.77m x 2.34m (12'4" x 7'8"): To the front of the house, this double bedroom has attic access, a carpet floor and fitted wardrobe

Bedroom 4 2.75m x 2.44m (9' x 8'): With rear aspect, this is a single bedroom with carpet floor.

Family Bathroom 2.25m x 1.72m (7'5" x 5'8"): The family bathroom combines wc, wash hand basin and bath, with tile surrounds and linoleum floor.

Outside To the front of the house there is a small lawn with cherry trees and off street parking for three cars in the driveway.

To rear the spacious southwest facing garden is a blank canvas awaiting landscaping. It is in lawn with a large patio.





Special Features & Services

- Extends to a generous 107m² of accommodation.
- Built circa 1992.
- Family friendly home in an ideal location.
- Oil fired central heating.
- Hardwood double glazed windows.
- Spacious south west facing garden to rear.
- Fitted alarm system.
- Parking for three cars off street.
- Overlooking green area.
- All new carpets to stairs, landing and bedrooms.
- Freshly painted throughout.
- All appliances included.
- A short walk to the Monread Park, Monread Shopping Centre, Leisure centre, GAA, local Primary and secondary schools.
- Within walking distance of the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Easy walking distance to primary schools and secondary schools.
- Close access to M7/N7 junction and just a 20 minute walk to the Arrow commuter train in Sallins with trains to Heuston station and the Docklands, and a five minute' walk to bus stop on the Sallins road with buses to Maynooth and Blanchardstown and other TFI routes.

BER BER C3, BER No. 117824441





NEGOTIATOR

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DIRECTIONS

From Naas town, take the Sallins Road. After passing The Crossings Motor dealers on your left, take the next right onto Morell Road. Follow this road, taking the second left turn onto Oldtown Green. Follow the road until it veers right. Number 38 will be on your left.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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