



SEMI-DETACHED 3 BEDROOM RESIDENCE

18 PATRICIAN AVENUE,
NAAS, CO. KILDARE

GUIDE PRICE: €200,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

15 PATRICIAN AVENUE,
NAAS, CO. KILDARE

FEATURES:

- Town Centre location.
- PVC double glazed windows.
- Gas fired central heating.
- Very large rear garden, over 40m in length.
- Within walking distance of all the amenities.
- Off street parking.

DESCRIPTION:

Jordan Auctioneers are delighted to offer this 3 bedroom semi-detached residence in the centre of Naas to the market. Patrician Avenue is a mature residential development semi-detached houses, situated in a very central location approximately 65m from the Lake and Linear Park.

No. 18 extends to circa 73.4 sq.m (790 sq.ft). Accommodation briefly comprises entrance hall, sittingroom, kitchen/diningroom, 3 bedrooms and bathroom.

There is a superb rear garden extending to over 40 sq. m in length with a garden shed.

AMENITIES:

There are a wealth of amenities within a short walk of the property including primary and secondary schools, Kilashee, K-Leisure & The Osprey Leisure Centres, and an excellent selection of shops, pubs and restaurants. Commuters have the benefit of a good road and rail infrastructure with access to the M7 Motorway at Junctions 9 & 10, Bus Route and regular commuter Rail Service direct to City Centre.

ACCOMMODATION:

Entrance Hall: 3m x 2.33m

Livingroom: 3.16m x 2.71m

With fireplace

Kitchen/Diningroom: 6.36m x 2.87m

With built-in ground and eye level presses, s.s. sink unit, plumbed, Stanley solid fuel cooker and hotpress shelved with immersion.

Upstairs:

Bathroom:

With w.c., .wh.b., bath with electric shower.

Bedroom 1: 3.22m x 3.15m

With built-in wardrobes and gas burner.

Bedroom 2: 3.11m x 2.71m

With built-in wardrobes.

Bedroom 3: 2.33m x 2.06m.

With built-in wardrobes.

OUTSIDE:

Off-street parking to front and side, very large rear garden over 40 m in length with a garden shed. .

SERVICES:

Mains water, mains drainage, refuse collection and gas fired central heating.

BER: C3

BER NO: 102628708



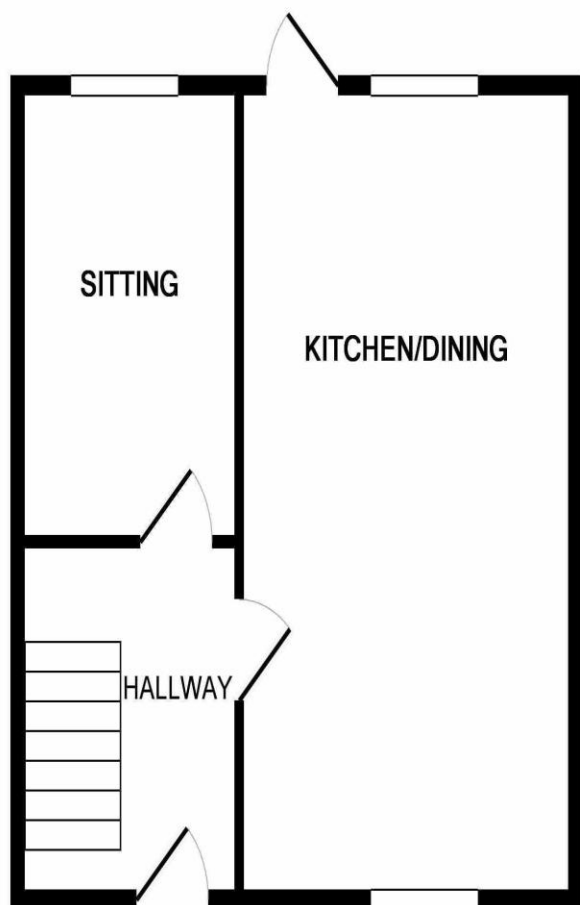
CONTACT:

Mark Neylon

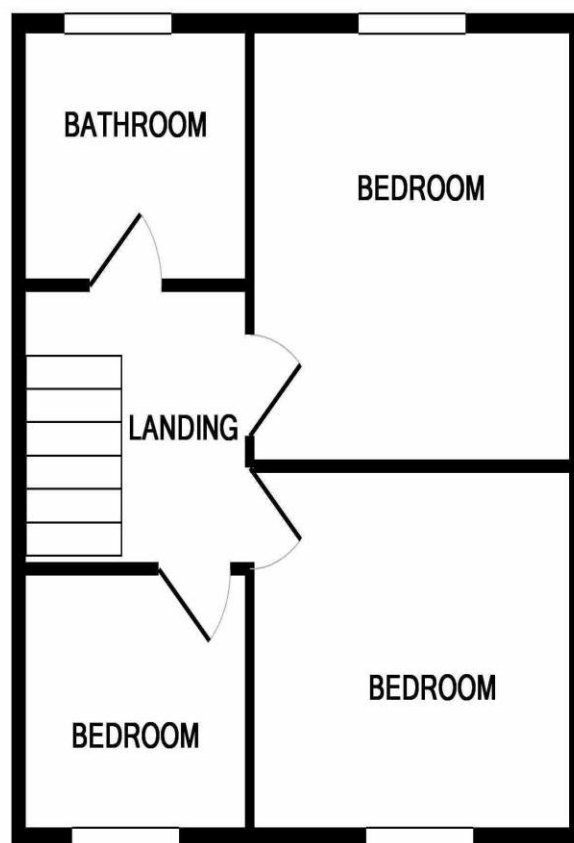
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Edward Street, Newbridge, Co. Kildare.

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www.jordancs.ie

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