

# For Sale

## 4 Bedroom Detached House



### 31 Dun Na Riogh Avenue Naas Co. Kildare W91 RR2F

- Large modern family home
- Presented in exceptional condition
- Close to all local amenities & Naas Town Centre
- Gas fired central heating
- Double glazed uPVC windows

#### Price

We are instructed to seek offers in the region of €495,000

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### Location

The subject property is located on Dun Na Riogh Avenue, a mature residential development close to Naas Town Centre with easy access to the Sallins Road and Monread Road, and only a short drive from the N7. The Train Station in Sallins is also in close proximity with a feeder bus passing through the area. The property is positioned within a short distance of a number of amenities such as schools, shops & supermarkets, butchers, pubs, leisure centres, crèches, restaurants and cafes.

### Description

The property comprises a 4 bedroom detached house presented in immaculate condition throughout. The present owners have maintained the property to an exceptionally high standard and have enhanced the property in recent years.

The accommodation is arranged as entrance hall, large living room, family room, kitchen cum dining room, utility room and under stairs w/c. Upstairs there are four bedrooms (2 of which are ensuite and have electric showers), an office/study and a family bathroom. The bedrooms all have fitted wardrobes, with a walk-in closet in the master bedroom.

There are a number of telephone and TV points in the property. The landscaped rear garden benefits from afternoon sunlight providing a tranquil environment for relaxing and benefits from a paved patio area for entertaining. The property has a monitored intruder alarm, is heated with a recently upgraded gas fired central heating system and has double glazed uPVC windows throughout. To the front of the property, the cobbled drive provides ample parking for up to 5 cars.

Viewing is highly recommended.

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# Accommodation

Description	Dimensions (m)	Floor Area
Living Room	5.04 X 7.5	37.8 sq. m (407 sq. ft)
Family Room	4.02 X 6.6	26.53 sq. m (286 sq. ft)
Kitchen / Dining Room	5.45 X 8.25	44.96 sq. m (484 sq. ft)
Utility	5.63 X 1.83	10.3 sq. m (111 sq. ft)
W/C	1.03 X 1.95	2 sq. m (21 sq. ft)
Master Bedroom	5.38 X 4.01	21.6 sq. m (232 sq. ft)
Ensuite	1.86 X 1.77	3.3 sq. m (35 sq. ft)
Walk-in Closet	1.54 X 2.95	4.54 sq. m (49 sq. ft)
Bedroom 2	2.88 X 4.48	12.9 sq. m (139 sq. ft)
Ensuite	0.9 X 2.97	2.67 sq. m (29 sq. ft)
Bedroom 3	2.85 X 4.39	12.5 sq. m (134 sq. ft)
Bedroom 4	4.95 X 3.01	14.9 sq. m (160 sq. ft)
Office / Study	3.07 X 2.41	7.4 sq. m (80 sq. ft)
Family Bathroom	3.37 X 2.07	7 sq. m (75 sq. ft)
Halls / Landing etc.	N/A	26.3 sq. m (284 sq. ft)
<b>Total</b>		<b>234.7 sq. m (2,526 sq. ft)</b>



## Viewing

By appointment only

BER



## For further information contact:

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