

For Sale

Asking Price: €540,000

Sherry
FitzGerald
O'Reilly



5 Meadow Court,
Naas,
Co. Kildare,
W91 PFN4

BER B3

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to introduce you to 5 Meadow Court. This is a superb 4 bedroomed detached family home in a quiet cul de sac just off the Ballymore Eustace Road in Naas. The property is set in an enviable location, beside the picturesque Naas lakes, and within walking distance of all the amenities of Naas town.

When the current owners bought this home in 2015, they undertook a complete renovation. Every inch of the property was modernized with new insulation, flooring, doors, bathrooms, double glazed windows, kitchen, fireplace, front door, and heating system. The result is a bright, inviting space that feels like home.

In a prime location, from Meadow Court it is a very short walk to the Main Street of Naas with its many shops, restaurants, library, bars and theatre. It is easy walking distance to Primary and secondary schools, Naas General hospital and many leisure facilities. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

Accommodation in this lovely home comprises entrance hall, sitting/dining room, family room, kitchen, utility and shower room. Upstairs there are 4 generous bedrooms (one en-suite) and a family bathroom. Outside is a block built shed.



Accommodation

Hallway 4.44m x 1.93m (14'7" x 6'4"): This is a bright and inviting hallway, with an oak laminate floor and carpet to stairs.

Living/Dining Room 7.86m x 3.57m (25'9" x 11'9"): With dual aspect, this is a very spacious light filled room, boasting a large window to front and sliding doors to the patio. Underfoot is an oak laminate floor and a modern inset wood burning floor warms the room. The Dining area seamlessly connects to the kitchen

Family Room 4.3m x 3.11m (14'1" x 10'2"): With front views, this room is a versatile space, currently used as a playroom, but it could be a fifth bedroom or a study.

Kitchen 5.78m x 5.11m (19' x 16'9"): The substantial kitchen is flooded with natural light from the overhead Velux windows and large sliding patio doors. Shaker-style cabinets line the walls, with a contrasting island providing additional storage and seating. The centrepiece of the kitchen is a classic Rangemaster cooker featuring four burners, a wok burner, and a double oven. Integrated appliances include a fridge-freezer and dishwasher. The floor is in tile.

Utility Room 3m x 1.67m (9'10" x 5'6"): The utility is fitted with shaker style cupboards, the gas boiler, microwave, sink and worktop and it is plumbed for washing machine and dryer. Door to gated side passage.

Shower Room 2.18m x 2.18m (7'2" x 7'2"): The shower room comprises wc, wash basin, and corner shower unit with electric shower. It has attractive tiling to floor and surrounds. With understairs storage closet.

Upstairs

Landing 3m x 2.8m (9'10" x 9'2"): With carpet floor, attic access and hotpress off.

Bedroom 1 4.43m x 3.71m (14'6" x 12'2"): A large double bedroom to the front of the house, it includes a range of Sliderobes and a washed oak laminate floor.

En-Suite 2.5m x 1.19m (8'2" x 3'11"): The modern en-suite incorporates wc, wash basin and walk in shower unit with a thermostatic power shower. With tile floor and surrounds.

Bedroom 2 3.66m x 3.15m (12' x 10'4"): This is a spacious double room to the rear with a laminate oak floor.

Bedroom 3 3.07m x 2.76m (10'1" x 9'1"): This is a double bedroom with rear view, and a washed oak laminate floor.

Bedroom 4 3.51m x 2.57m (11'6" x 8'5"): A double room with front aspect and a laminate floor.

Bathroom 2.1m x 2m (6'11" x 6'7"): The stylish bathroom includes wc, wash hand basin and bath, with tiling to floor and surrounds.

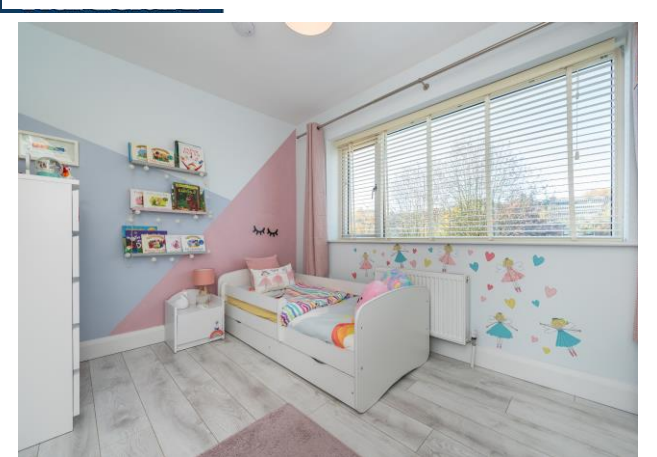
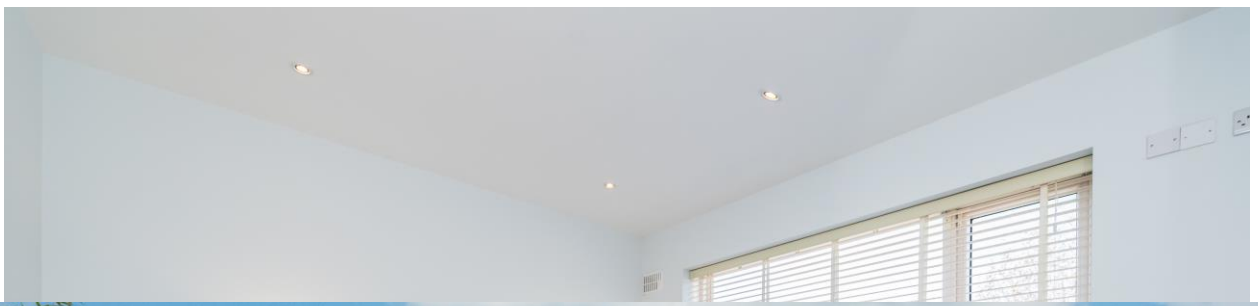




Special Features & Services

- Built circa 1980.
- Extends to 148m² approximately.
- Spacious family friendly accommodation.
- Double glazed windows and composite front door.
- Zoned gas fired central heating.
- New tank prepped for solar panels.
- Fitted alarm system.
- Off street parking for two cars.
- uPVC soffit and fascia.
- All carpets, blinds, light fittings and kitchen appliances included.
- Rear garden in lawn with large patio and gated side entrance.
- A short stroll to the centre of Naas town with its array of shops, restaurants, bars, theatre and many leisure facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Short drive to Junction 9A of the N7/M7 and the Arrow rail line in Sallins.
- Close to bus stop for buses to Dublin, Kildare and Carlow.

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Outside Block built shed 2.9m x 2.65m

Garden The garden features a large, paved patio, the perfect spot for relaxing. Steps take you down to the glossy lawn with its raised beds filled with Buxus, dianthus, salvia and bamboo. There is gated side access on both sides. To the front of the house, the driveway can accommodate two cars off street. The flower beds are planted with specimen trees and buxus.

NEGOTIATOR

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Directions

From Main Street Naas, drive towards the Ballymore Eustace Road R411, taking the left at Swans on the Green. Take the fourth right onto Lakeside Park, then immediate right onto Meadow Court. It will be the fifth house on the right.

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