



SUPERB DETACHED 4/5 BEDROOM RESIDENCE

12 The Maudlings, Naas, Co. Kildare, W91 RKD3

GUIDE PRICE: € 595,000



PSRA Reg. No. 001536

12 The Maudlings, Naas, Co. Kildare, W91

RKD3

FEATURES:

- * Cobble loc drive
- * c. 164 sq.m. (c. 1,768 sq.ft.) of accommodation
- * PVC double glazed windows
- * Gas fired central heating
- * Walled-in rear garden with paved patio area
- * Excellent location, close to town
- * Small development of 24 detached houses
- * Easy access to good road and rail infrastructure with motorway, bus and train
- * Excellent educational, recreational and shopping facilities closeby

DESCRIPTION:

The Maudlings is a sought-after residential development of 24 detached homes situated in an excellent location just off the Dublin Road, only a short walk from the town centre. The house is in a small cul de sac of 14 houses with a large green area to the front of the development. This is an ideal family home, built c. 1998 containing c. 164 sq.m. (c. 1,768 sq.ft.) of spacious accommodation presented in excellent condition throughout with PVC double glazed windows, gas fired central heating, cobble loc driveway, garage suitable for conversion, oak fitted kitchen with Quartz worktops and walled in rear garden with paved patio area.

Naas offers a wealth of facilities on your doorstep with restaurants, pubs, boutiques, banks and superb shopping with Tesco, Dunnes Stores, Lidl, Aldi, Woodies, Boots, Harvey Norman, Currys, B&Q, PowerCity to name but a few. Commuters have the benefit of an excellent road and rail infrastructure with N7 3 lane dual carriageway c. 1km from the development (c. 20 minutes from M50), bus route from Naas Road and regular commuter rail service from Sallins direct to City Centre either Heuston Station or Grand Canal Dock. The area has excellent recreational facilities with golf, GAA, soccer, hockey, leisure centres, tennis, horse riding, athletics, rugby and racing in the Naas, the Curragh and Punchestown.

ACCOMMODATION:

Entrance Hall : 6.68m x 1.96m
With porcelain tiled floor and coving.

Guest WC :
w.c., w.h.b. and tiled floor.

Sitting Room : 5.20m x 4.00m
Into bay window, marble fireplace with insert Henley stove, wall lights, oak floor, coving and double doors leading to;

Kitchen/Dining Room : 8.50m x 3.16m
With laminate and tiled floor, coving, recessed lights, oak built-in ground and eye level presses with Quartz worktops, island unit, extractor, sink unit, Quartz splashback, coffee dock area, plumbed, gas hob, Bosch electric oven and patio doors leading to paved patio area and rear garden.

Utility Room : 2.40m x 2.35m
Oak built-in ground and eye level presses, plumbed, tiled floor and s.s. sink unit.

Living Room : 5.31m x 2.20m
Into bay window with laminate floor and recessed lights.

Garage : 5.55m x 2.44m
With shelving and double doors.

UPSTAIRS

Bedroom 1 : 4.06m x 3.27m
With wooden floor, shelving and sliding wardrobes.

En-suite :
Electric corner shower, w.c., w.h.b., heated towel rail and tiled floor.

Bedroom 2 : 3.60m x 3.38m
With wooden floor and shelving.

Hotpress :
Shelved with immersion.

Bedroom 3 : 4.75m x 2.58m
With wooden floor and shelving.

Bedroom 4 : 3.40m x 3.00m
With wooden floor and wardrobe area.

Bathroom :
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

OUTSIDE:

Cobble loc drive to front, side access on both sides of house with gates leading to walled-in rear garden with paved patio area, outside socket, outside tap, lawn and trees.

SERVICES:

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

INCLUSIONS:

Oven, hob, extractor, blinds, carpets and light fittings.

SOLICITOR:

Coonan Cawley Solicitors | Unit 38, Wolfe Tone House, Naas, Co. Kildare

BER: B3

BER NO: 117329383

CONTACT:

Liam Hargaden
M: 086 256 9750 | T: 045-433550 | E: liam@jordancs.ie







**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2024. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.