

For Sale

Substantial Family Residence



**‘Kilcar’
Monread Road
Naas
Co. Kildare
W91 P2CF**

- Large modern family home
- Presented in exceptional condition
- Walking distance of Naas Town Centre & Sallins Train Station
- Generous site extending to approximately 0.75 acres
- Private Mature Garden
- Triple & Double glazed windows

Price

We are instructed to seek offers in the region of €925,000.

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Location

Kilcar is situated on Monread Road, Naas; close to the Millennium and Sallins Road junction. The property is within walking distance of all the amenities that Naas has to offer such as schools, shops, supermarkets, cinema, pubs, leisure centres, crèches, restaurants and cafes. Junction 9 and 9a of the M7 Motorway are just minutes from the property. Sallins train station is located just a 10 minute walk away which provides a main line commuter train service to Dublin Heuston and Intercity connections. There are frequent bus services from Naas serving Dublin City and all major cities and towns.

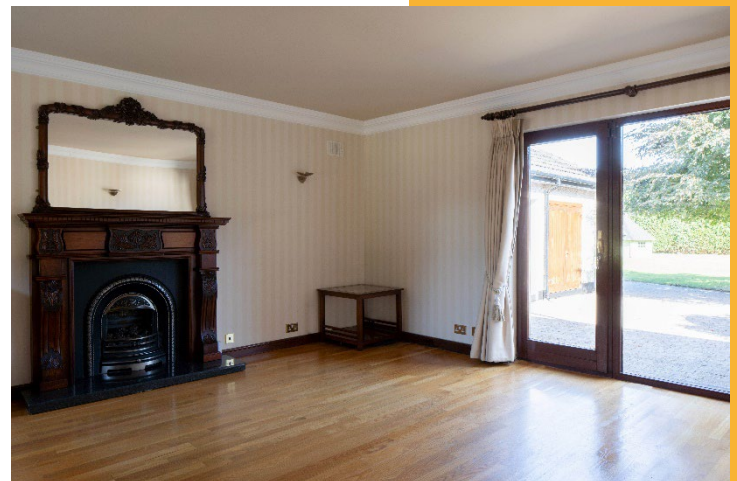
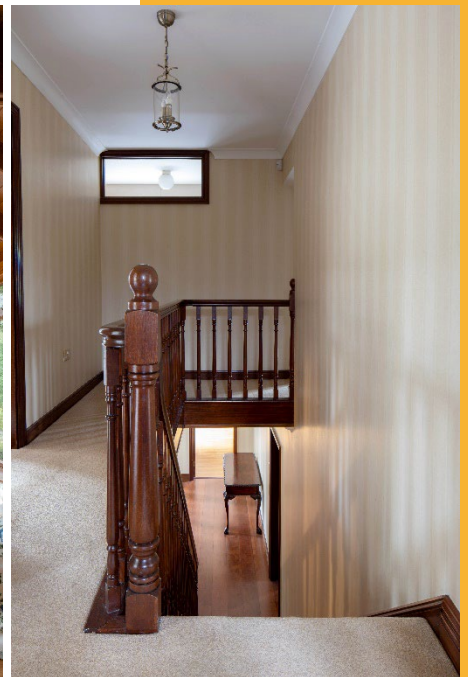
Description

The property comprises a two storey family residence that has been maintained to a high standard over many years by its current owners. The property is accessed from Monread Road via a cut stone recessed entrance with electric gates. Manicured private gardens with patio area extending to circa 0.75 acres surround the residence providing a tranquil environment for relaxing or entertaining along with a large double garage (which lends itself to conversion to a family unit), storage sheds and parking to the front.

Inside, the accommodation is arranged as entrance porch, hall, living room, dining room, study with adjoining shower room, kitchen, utility room, conservatory and W.C. Upstairs there are four bedrooms with two ensuite and a large family bathroom. There are a number of telephone and TV points throughout the property along with a security system. The property is heated with an oil-fired central heating system, alarm and both triple and double glazed windows throughout.

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Accommodation

Description	Dimensions (m)	Floor Area
Entrance Porch	3.50 X 2.02	7.1 sq. m (76.1 sq. ft)
Living Room	4.41 X 5.60	24.7 sq. m (265.8 sq. ft)
Study	3.50 X 2.56	8.96 sq. m (96.4 sq. ft)
Lobby	1.22 X 1.07	1.3 sq. m (14.1 sq. ft)
Downstairs W.C.	1.585 X 2.35	3.7 sq. m (40.1 sq. ft)
Lounge / Dining Room	5.80 X 9.00	52.2 sq. m (561.9 sq. ft)
Hall	1.95 X 4.22	8.2 sq. m (88.6 sq. ft)
	1.02 X 3.86	3.94 sq. m (42.4 sq. ft)
Kitchen	4.05 X 5.95	24.1 sq. m (259.4 sq. ft)
Sunroom / Conservatory	3.82 X 4.22	16.1 sq. m (173.5 sq. ft)
Utility Room	2.70 X 3.45	9.3 sq. m (100.3 sq. ft)
Bedroom I	3.90 X 2.98	11.6 sq. m (125.1 sq. ft)
Main Bathroom	2.40 X 2.354	5.6 sq. m (60.8 sq. ft)
Bedroom II	3.60 X 3.28	11.8 sq. m (127.1 sq. ft)
Bedroom III	5.22 X 3.60	18.8 sq. m (202.3 sq. ft)
Ensuite	2.37 X 1.61	3.8 sq. m (41.1 sq. ft)
Bedroom IV	3.52 X 3.31	10.85 sq. m (117 sq. ft)
Ensuite	1.78 X 2.16	11.7 sq. m (125.4 sq. ft)
Store	3.38 X 1.35	4.6 sq. m (49.1 sq. ft)
Landing	3.33 X 0.90	3 sq. m (32.3 sq. ft)
	4.07 X 0.90	3.7 sq. m (39.4 sq. ft)
	1.50 X 0.90	1.35 sq. m (14.5 sq. ft)
Total		234.7 sq. m (2,526 sq. ft)

Viewing

By appointment only

BER



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