

For Sale

Asking Price: €379,000

Sherry
FitzGerald
O'Reilly



198 Monread Heights,
Naas,
Co. Kildare,
W91 CYV6.

BER C3

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market 198 Monread Heights, a 4 bedroomed semi-detached home in a perfect location beside Monread Park and just a few minutes' walk from Naas town centre. Set in a quiet cul de sac in this mature residential area, this home boasts a lovely sunny garden to rear.

Number 198 is very centrally located, being a short walk to Naas town centre and so many amenities -shops, schools, leisure centre, tennis club, GAA, cinema, Monread Park and crèche. It is just a few minutes' drive to the M7/N7 interchange or the Sallins Train station with trains to Heuston, the Docklands and Kildare.

The accommodation in this superb home briefly comprises downstairs hallway, living room, bedroom 4/playroom, dining room, kitchen/dining. Upstairs 3 bedrooms and bathroom.



Accommodation

Entrance Hallway 4m x 2.1m (13'1" x 6'11"): The hallway is fitted with a laminate floor with carpet laid to stairs.

Living Room 4.36m x 3.38m (14'4" x 11'1"): The generous living room features a granite fireplace with wooden surround and a laminate wood floor.

Bedroom4/Playroom 4.38m x 2.72m (14'4" x 8'11"): Just off the front hall, this room includes a carpet floor, tv point and access to own attic.

Dining Room 3.42m x 2.96m (11'3" x 9'9"): This is a versatile room with rear view and carpet floor.

Kitchen/Dining Area 5.24m x 3.26m (17'2" x 10'8"): The spacious kitchen is a lovely bright room fitted with a range of storage cabinets and a tile splashback. It includes a freestanding cooker, washing machine and condenser dryer. The floor is tiled in the kitchen area and with beech laminate in the dining area. With understairs storage press (2.52m x 0.76m).

Upstairs

Landing 3.3m x 2m (10'10" x 6'7"): The landing benefits from a window on the return. It has a carpet floor, attic access and hotpress off.

Bedroom 1 3.7m x 3.36m (12'2" x 11'): To the front of the house this bright double bedroom has a carpet floor, tv point and a range of built in wardrobes.

Bedroom 2 3.36m x 3.18m (11' x 10'5"): A double room to the rear with carpet floor and lots of fitted wardrobes.

Bedroom 3 2.65m x 2.25m (8'8" x 7'5"): This is a single room to front with a built-in wardrobe and laminate wood floor.

Bathroom 2.15m x 1.67m (7'1" x 5'6"): The bathroom comprises wc, wash hand basin and bath with electric shower, with attractive tiling to floor and walls.

Outside To front the garden is in lawn with beds planted with californian lilac, griselinia and broom. There is parking offstreet for one car. To rear is a spacious garden in lawn with a pretty border of geranium, strawberries, bamboo and sage. Outside the back door is a large, paved patio and protective awning. With a block built shed (2.16m x 1.34m).

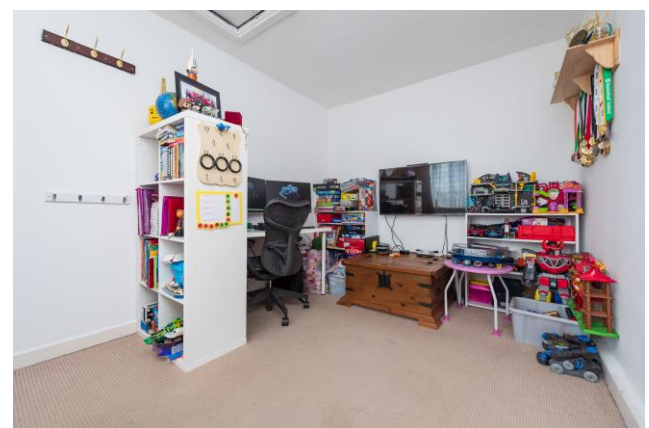




Special Features & Services

- Extends to 103m² approximately of accommodation.
- Double glazed uPVC windows.
- Gas fired central heating.
- Off street parking for one car.
- Spacious sunny rear garden.
- Fitted alarm system.
- Carpets, light fittings, blinds, most appliances and most curtains included.
- uPvc Soffit and fascia.
- Short walk to Naas town centre.
- Close to Monread Park, Grand Canal walks, leisure centre, creche, bar and restaurant.
- Walking distance of most primary and secondary schools in town.
- Short drive to M7/N7 interchange and commuter train in Sallins with easy access to Heuston station and the docklands.
- Close to stop for bus 139 to Maynooth, Leixlip and Blanchardstown.

BER BER C3, BER No. 106983653





NEGOTIATOR

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DIRECTIONS

From Naas Main Street, take the Sallins Road and turn right at Applegreen Service Station. Take the second left onto Monread Heights, then at the t junction, take a right and number 198 is immediately on your left.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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