



9 Kings Court, Naas, Co. Kildare, W91 CDP7.

***9 Kings Court,
Naas,
Co. Kildare,
W91 CDP7.
€565,000***

***A superb detached 4
bedroomed home nestled in
a highly desirable
neighbourhood!***

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

***Phone 045 866466
info@sfor.ie***



Sherry FitzGerald O'Reilly are pleased to welcome you to 9 Kings Court, a superb detached 4 bedroomed home nestled in a highly desirable neighbourhood off the Dublin Road in Naas. Boasting generous proportions throughout, this home offers ample living space for the growing family, with well-appointed reception rooms and spacious bedrooms. Number 9 is positioned in a prime location within Kings Court, facing the green area and not overlooked directly to rear.

In an ideal location, this fine property is just a short walk to the bustling centre of Naas town with its vibrant selection of boutiques, restaurants, bars, shops, cafes and many schools. Close by are Monread Park, the local leisure centre, tennis club, cinema and creche. For racegoers, the Naas racecourse is on the doorstep, with Punchestown a few minutes away. For the commuter, it is a two minute' drive to the M7/N7 motorway, a fifteen-minute drive to the Luas in Citywest and the Arrow rail link in Sallins is five minutes away.

The accommodation in this fine property briefly comprises porch, entrance hallway, sitting/dining room, family room, conservatory, kitchen, utility room, guest wc. Upstairs 4 bedrooms (one en-suite), and Ffamily bathroom.

Porch 1.67m x 0.57m (5'6" x 1'10"): With tile floor and uPvc sliding door.

Hallway 4.85m x 1.86m (15'11" x 6'1"): The welcoming hallway has a practical tiled floor.

Sitting/Dining Room 9m x 3.7m (29'6" x 12'2"): This is a substantial room to front with doors opening it to the conservatory. It is a warm and comfortable room with an impressive feature fireplace in cast iron with wood surround and gas fire. Underfoot is an oak laminate floor.



Conservatory 3.35m x 2.56m (11' x 8'5"): The conservatory is a cosy spot to relax and enjoy the garden. It has a tile floor and French doors to the garden.

Family Room 3.87m x 2.3m (12'8" x 7'7"): This is a versatile room to the front of the house, with an oak laminate floor.

Kitchen 5.4m x 3.59m (17'9" x 11'9"): The kitchen is fitted with a fine selection of oak cabinets offering lots of storage, with a ceramic tiled splashback and a tile floor. It is equipped with a 5 ring gas hob, double oven, integrated fridge freezer and dishwasher. With storage room off (0.88m x 0.65m).

Utility Room 2m x 1.7m (6'7" x 5'7"): The utility room is plumbed for a washing machine and a tumble dryer and from here the back door leads to the garden.

Guest WC 1.85m x 1m (6'1" x 3'3"): Located off the hallway, with wc, and wash hand basin, it has a tile floor.





Upstairs

Landing 2.84m x 2.74m (9'4" x 9'): All floors upstairs in this home are in solid wood. The landing is favoured with natural light from the large window on the return. With hotpress off and attic access via Stira stairs.

Bedroom 1 4.4m x 3.35m (14'5" x 11'): This is a spacious bedroom to front with a great selection of wardrobes and drawers.

En-Suite 2.78m x 0.98m (9'1" x 3'3"): The en-suite features attractive tiling to walls and floor. It includes wc, wash hand basin and a shower unit with Mira elite 2 electric shower.

Bedroom 2 4m x 3m (13'1" x 9'10"): A double room with rear view and many fitted wardrobes.

Bedroom 3 3.54m x 2.44m (11'7" x 8'): This double room with rear aspect is fitted with wardrobes.

Bedroom 4 2.88m x 2.8m (9'5" x 9'2"): A double room to front with fitted wardrobes and dressing table.

Family Bathroom 2.46 x 1.77m (2.46 x 5'10"): The bathroom comprises a bath, wc and wash basin and it fully tiled to floor and walls.







Special Features & Services

- Built 2003.
- Spacious family home in a prime location.
- A generous 145m² approximately of accommodation.
- In excellent decorative order throughout,
- Natural gas central heating.
- Family friendly estate of just 42 homes with large green area.
- Very private aspect, not overlooked to front or rear.
- uPvc double glazed windows.
- Cobble lock driveway with off street parking for 3 cars.
- Upvc fascia and soffits.
- Fitted alarm system.
- South facing rear garden, not overlooked.
- Carpets, curtains, blinds, light fittings and appliances included.
- Short stroll to the bustling centre of Naas town with its vast array of shops, boutiques, bars, restaurants, theatre and sporting facilities.
- Within walking distance of many Naas schools.
- Close to Naas Racecourse, cinema, tennis club, Gym and Monread Park.
- Two minutes' drive to Junction 9 of the N7/M7.
- Beside bus route 126 to Dublin city centre, UCD and DCU.
- 5 minute' drive to Citywest Luas stop.
- Short drive to the Arrow rail link in Sallins with trains to Heuston station and the Docklands.
- Porch 1.67m x 0.57m with tile floor and uPvc sliding door.

BER BER C2, BER No. 118204536

Outside To the front of the house, there is a cobble lock drive with parking for three cars, a bed filled with evergreens and heathers, and gated access to both sides of the house. The south facing rear garden is not overlooked to rear. It is in lawn, with borders of shrubs such as cotoneaster and spirea.





DIRECTIONS From Main Street, Naas, take the Dublin Road until you reach the junction to Naas Racecourse. Take the right turn and follow the road to the second right turn. Drive straight into the estate, keep driving alongside the green area and number 9 will be on the 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. PSRA Registration No. 001057