

# For Sale

Asking Price: €525,000

Sherry  
FitzGerald  
O'Reilly



22 Cleevaun,  
Naas,  
Co Kildare,  
W91 A4CX.

BER D1

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to welcome you to 22 Cleevaun, a superb 4 bedroomed detached home in an ideal location in Naas. This is an attractive double fronted property with a recent extension incorporating an extra bedroom with ensuite. Perfectly suited for a growing family, this home boasts many versatile reception rooms plus generous gardens to the front and rear, ideal for play and entertaining.

Cleevaun is in the perfect location, from here it is a short stroll to busy Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities. It is just a few minutes' walk to Naas Hospital, most schools, the Vista centre and the picturesque Naas lakes. The M7 motorway and the Train station in Sallins are both a short drive away.

The accommodation in this impressive home comprises hallway, sitting room, dining room, breakfast room, kitchen, utility room, rear hall, bedroom and en-suite. Upstairs 3 double bedrooms, shower room and bathroom.



## Accommodation

**Hallway** 3.81m x 2.25m (12'6" x 7'5"): The hallway and stairs are floored in carpet.

**Sitting Room** 4.24m x 4m (13'11" x 13'1"): The spacious sitting room features a classic cast iron and tile fireplace, a bay window and both central and wall lighting. With door to breakfast room.

**Breakfast Room** 2.72m x 2.66m (8'11" x 8'9"): This is a cosy room with a door to the Kitchen and double doors to bedroom 1.

**Dining Room** 5.44m x 2.75m (17'10" x 9'): This room is currently used as a formal dining space but would be suitable for a variety of uses. It features a bay window with front aspect and a wooden floor.

**Kitchen** 3.6m x 2.55m (11'10" x 8'4"): The kitchen offers lovely views of the back garden. It is fitted with a selection of cabinets and drawers, a 5-ring gas hob, fridge, dishwasher and oven. The floor and splashback are tiled.

**Rear Hallway** 1.68m x 1.5m (5'6" x 4'11"): With tile floor and door to garden.

**Utility Room** 1.56m x 1.24m (5'1" x 4'1"): The utility includes plumbing for a washing machine and has a laminate oak floor.

**Bedroom 1** 4.62m x 3.17m (15'2" x 10'5"): Bedroom 1 is part of the recent extension. This is a versatile space with attractive décor, laminate floor and French doors leading to the patio outside. It is full of light, with an apex ceiling and Velux windows overhead.

**En-Suite** 3.14m x 1.8m (10'4" x 5'11"): The en-suite features a walk-in shower cabinet with a Triton electric shower, a wall hung wash basin and wc, with contemporary tiling to floor and walls.

**Upstairs Landing** 5.08m x 2.22m (16'8" x 7'3"): The landing is floored in carpet, it has a hotpress off and attic access.

**Bedroom 2** 4m x 3.68m (13'1" x 12'1"): This is a spacious double bedroom to front with a wooden floor.

**Bedroom 3** 3.86m x 2.89m (12'8" x 9'6"): Bedroom 3 is a generous double of front aspect with a carpet floor.

**Bedroom 4** 4.81m x 2.52m (15'9" x 8'3"): A double bedroom with rear view, bedroom four includes fitted wardrobes and a carpet floor.

**Shower Room** 2.17m x 1.18m (7'1" x 3'10"): Fully tiled to walls and floor, the shower room comprises a wc, wash hand basin and shower with pumped electric shower.

**Bathroom** 2.92m x 2.33m (9'7" x 7'8"): This delightful bathroom features a period-style high-level wc, a bidet and an elegant antique pedestal sink. The centrepiece is a traditional cast iron roll-top bathtub set upon decorative claw feet. The room is completed with a classic black-and-white tiled finish.





### Special Features & Services

- Built in the 1980's and extended in xxx
- Inviting family home in a prime location.
- Extends to a generous 144m<sup>2</sup> approximately.
- Hardwood windows with uPVC windows in extension
- uPVC fascia and soffits.
- Oil fired central heating.
- Parking for 2 cars off street.
- Fitted alarm system.
- Versatile reception rooms.
- Low maintenance brick exterior.
- Large south facing garden to rear, in lawn and with patio.
- Block built shed.
- Close to Naas general hospital and the Vista centre.
- Beside two primary schools, local shop, church, park, playground and close access to railway line walk.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Railway station in Sallins with links to Heuston station and the docklands.

**BER** BER D1, BER No. 119309466.





### Outside

The front garden is in lawn with attractive shrub borders filled with dogwoods, spirea and berberis. There is parking for two cars in the drive. A highlight of this home is the spacious, south-facing rear garden. It features a manicured lawn and a newly paved patio, with borders of specimen trees and shrubs, including Silver Birch, ferns, Laurel, and Cordyline. There is gated access on two sides. The block built shed (2.85m x 1.54m) is faced in red brick to match the house, and it contains the boiler.



### NEGOTIATOR

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### DIRECTIONS

On entering Naas on the Dublin Road, take the left turn at Tesco Metro and proceed on the Blessington Road. Take the first right turn at the second set of traffic lights. Proceed up the hill, passing the church. At the traffic lights, take the right turn, then the next right into Cleevaun. Take the second left turn and number 22 will be the second house on the left hand side.

**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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