



**SUPERB DETACHED 5 BEDROOM BUNGALOW ON C. 0.6 ACRE**



**Woodbrook, The Green Avenue, Naas, Co. Kildare, W91 N6FH**



**GUIDE PRICE: € 400,000**

PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

**Woodbrook, The Green Avenue, Naas,  
Co. Kildare, W91 N6FH**

### DESCRIPTION:

"Woodbrook" is a fine detached bungalow on c. 0.6 Acre mature site mainly in lawn, enclosed by trees and hedges. Situated in an excellent sought after location on the Green Avenue c. 1½ miles from Two Mile House Village with primary school, church and Brown Bear (Restaurant/Pub).

Approached by a gravel drive the property was constructed in 1973 containing c. 190 sq.m. (c. 2,045 sq.ft.) of accommodation including garage with oil fired 3 zone heating system, paved patio area, double and single glazed windows, monitored alarm system, external walls dry lined, solid duel stove and broadband. The garage is integrated and connected to the house and ideal for conversion to further living accommodation. This is an ideal family home in a nice quiet rural setting, positioned c. ½ mile off the R448 Naas to Kilcullen Road only 3 miles from Naas, 4 miles Kilcullen, 6 miles Newbridge and 4½ miles M7 Motorway.

The area is well serviced by many sporting activities including GAA, rugby, tennis, swimming, athletics, basketball, hockey, canoeing, golf, soccer and racing in Naas, Punchestown and the Curragh. Commuters have the benefit of the M7 Motorway 4½ miles, bus route from Naas and Train Service from Sallins.

### ACCOMMODATION:

**Porch**  
with tiled floor and sliding door

**Hallway** 3.80m x 3.10m (12.47ft x 10.17ft)  
tiled floor, recessed lights and cloak closet with mirrored sliding doors.

**Sitting Room** 4.45m x 3.85m (14.60ft x 12.63ft)  
with insert stove, wooden floor and double doors leading to

**Dining Room** 3.86m x 2.65m (12.66ft x 8.69ft)  
with wooden floor and sliding patio door to paved patio area and rear garden.

**Kitchen** 4.00m x 4.00m (13.12ft x 13.12ft)  
with built in ground and eye level presses, sink, Belling electric double oven, hob, island unit, recessed lights, velux window and French doors to rear garden.

**Bedroom 1** 4.50m x 3.34m (14.76ft x 10.96ft)  
with solid birch floor, mirrored sliderobe wardrobes, provision for an ensuite which is plumbed

**Hotpress**  
shelved with immersion.

**Bathroom**  
w.c., w.h.b., bath with shower attachment, separate electric shower, tiled floor and surround.

**Bedroom 2** 4.00m x 3.40m (13.12ft x 11.15ft)  
with solid birch floor and built in wardrobe.

**Bedroom 3** 3.42m x 2.68m (11.22ft x 8.79ft)  
with solid birch floor.

**Bedroom 4** 2.72m x 2.68m (8.92ft x 8.79ft)  
with solid birch floor.

**Bedroom 5** 2.65m x 2.40m (8.69ft x 7.87ft)  
with solid birch floor.

**Utility** 3.73m x 2.53m (12.24ft x 8.30ft)  
plumbed with fitted presses and s.s. sink unit.

**Garage** 6.10m x 4.36m (20.01ft x 14.30ft)

**Fuel Store** 2.57m x 2.23m (8.43ft x 7.32ft)

### FEATURES:

- \* c. 2,045 sq.ft. residence including integrated garage suitable for conversion to additional living accommodation.
- \* 3 zoned heating system.
- \* Paved patio area.
- \* External walls dry lined.
- \* Fibre broadband.
- \* Monitored alarm system.

### OUTSIDE:

Approached by a gravel drive with gardens laid out mainly in lawn enclosed by trees and hedges. Outside tap, paved patio area and garden shed (3.63m x 2.78m).

### SERVICES:

Mains water, septic tank drainage, 3 zone oil fired heating system, monitored security alarm, fibre broadband.

### SOLICITOR:

Reidy Stafford Solicitors, 2-3 Moorefield Terrace, Edward Street, Newbridge, Co. Kildare, Ireland, W12 YE09.

### INCLUSIONS:

Curtains, electric hob and Belling electric double oven.

**BER:** C2

**BER NO:** 113437321

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