

For Sale

6 Bedroom Detached Residence



Lazy Acres Osberstown Naas Co. Kildare

- Large detached family home
- Presented in exceptional condition
- Close to Naas Town Centre
- Oil fired central heating
- Double glazed windows

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Location

The subject property is located in Osberstown, a rural townland situated on the River Liffey, 3km from Naas Town Centre. The property is conveniently located close to the recently completed Sallins by-pass as well as Junction 9A which provides access to the M7 Motorway. Sallins train station is located 3km from the subject property which provides a main line commuter train service to Dublin Heuston. Naas provides a host of amenities such as schools, shops & supermarkets, butchers, pubs, leisure centres, crèches, restaurants and cafes.

Description

The property comprises a 6 bedroom detached house presented in excellent condition throughout with the present owners having maintained the property to a high standard.

The property is accessed via a landscaped recessed entrance with electric gates. The house is then approached by a tarmacked tree lined avenue. The manicured gardens provide a tranquil environment for relaxing and benefits from a large patio area for entertaining. To the front of the property, there is ample parking for a number of cars.

The accommodation is arranged as entrance hall, large living room, dining room, kitchen, utility room, conservatory, master bedroom and bathroom at ground floor level. Upstairs there is a large landing with five bedrooms (one of which is ensuite with an electric shower) and a family bathroom. There are a number of telephone and TV points throughout the property.

The property benefits from a low maintenance exterior, is heated with an oil-fired central heating system, mains sewer connection and has double glazed aluminium windows throughout.

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Accommodation

Description	Dimensions (m)	Floor Area sq. m. (sq. ft.)
Entrance Hall	8.51 X 1.19	10.14 sq. m (109 sq. ft)
	3.03 X 5.14	15.55 sq. m (167 sq. ft)
Kitchen	3.56 X 4.51	16.05 sq. m (173 sq. ft)
	3.42 x 5.58	19.07 sq. m (205 sq. ft)
Dining Room	6.82 X 4.89	33.37 sq. m (359 sq. ft)
	3.05 X 0.88	2.67 sq. m (29 sq. ft)
Living Room	5.34 X 5.86	31.33 sq. m (337 sq. ft)
Conservatory	4.82 X 3.18	15.38 sq. m (166 sq. ft)
Master Bedroom	3.24 X 6.00	19.45 sq. m (209 sq. ft)
Bathroom	2.34 x 3.1	7.26 sq. m (78 sq. ft)
Utility Room	3.46 X 2.95	10.21 sq. m (110 sq. ft)
Bedroom 1	3.96 X 3.72	14.65 sq. m (158 sq. ft)
	1.66 X 0.82	2.67 sq. m (29 sq. ft)
Ensuite	2.48 X 1.96	4.85 sq. m (52 sq. ft)
Bedroom 2	3.19 X 3.38	10.78 sq. m (116 sq. ft)
Bedroom 3	3.36 X 4.54	15.27 sq. m (164 sq. ft)
Bedroom 4	3.56 X 3.04	10.85 sq. m (117 sq. ft)
Family Bathroom	1.90 X 2.69	5.1 sq. m (55 sq. ft)
Landing / Study	2.72 X 1.79	4.85 sq. m (52 sq. ft)
Hall	7.69 X 0.99	7.59 sq. m (82 sq. ft)
Storage Cupboard	1.64 X 3.12	5.1 sq. m (55 sq. ft)
Total		268 sq. m (2,885 sq. ft)

Quoting Price

On Application

Viewing

By appointment only

BER

BER C1

For further information contact:

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