

For Sale

Asking Price: €540,000

Sherry
FitzGerald
O'Reilly



390 Morell Close,
Monread Road,
Naas,
Co. Kildare,
W91 NP5H.

BER C2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 390 Morell Close, a spacious 4 bedroomed semi-detached home, in a private cul-de-sac just off Morell Road. This home boasts an exceptionally large corner garden offering lots of potential for extension (subject to planning permission). It has been recently updated with the main bathroom and ensuite refurbished and all windows and external doors changed.

Situated in a family friendly estate close to Monread Park, it is a short stroll to the local primary school, creche, Community college, leisure centre and the Monread Shopping Centre. It is just 25 minutes' walk from the centre of Naas town with all of its restaurants, boutiques, bars and leisure amenities. For the commuter, this is an ideal spot, with easy access to the N7/M7 and the commuter train in Sallins is a 20-minute walk away.

The well-proportioned accommodation in this superb property comprises hallway, living room, dining room, kitchen, utility room, guest wc, bedroom 5. Upstairs 4 bedrooms and a family bathroom.



Accommodation

Entrance Hallway 5.8m x 1.9m (19' x 6'3"): The bright entrance hallway has a practical porcelain tile floor and carpet to stairs.

Living Room 6.78m x 3.58m (22'3" x 11'9"): This is a very generous room to front, featuring an attractive cast iron and tile fireplace and an oak floor. An archway with lovely ornate architrave brings you to the dining room.

Dining Room 3.42m x 2.73m (11'3" x 8'11"): The dining room floor is laid in oak which runs through from the living room. French doors exit from here to the garden patio.

Kitchen 6.4m x 2.55m (21' x 8'4"): The kitchen is fitted with a selection of beechwood shaker style cabinets and quality appliances. The Rangemaster Toledo offers four gas rings and plate, with two ovens. Also included are a dishwasher and an LG fridge freezer. The floor is in tile and there is a back door to garden.

Utility Room 1.55m x 1.37m (5'1" x 4'6"): The utility room is equipped with a washing machine and includes the gas boiler. With tile floor.

Guest WC 1.52m x 0.75m (5' x 2'6"): With wc, wash basin and tiling to walls and floor.

Bedroom 5 4.78m x 2.38m (15'8" x 7'10"): This is a versatile room of dual aspect, currently used as a bedroom. It has views to front and rear and has a carpet floor.

Upstairs Landing 4.08m x 2.94m (13'5" x 9'8"): The landing incorporates a hotpress and has attic access via a Stira ladder stairs.

Bedroom 1 5.24m x 3m (17'2" x 9'10"): Large double bedroom with front aspect, built in wardrobes, and a carpet floor.

En-Suite 1.95m x 1.5m (6'5" x 4'11"): Recently updated, this is a stylish ensuite with attractive tiling to floor and walls, wc, vanity unit and walk in shower unit with power shower. The ceiling is panelled, and the room includes an extractor, heated towel rail and led mirror.

Bedroom 2 3.4m x 2.62m (11'2" x 8'7"): This is a generous double room to rear with carpet laid to floor.

Bedroom 3 2.92m x 2.4m (9'7" x 7'10"): Another double bedroom with rear view, bedroom three has a carpet floor.

Bedroom 4/Office 2.95m x 2.52 (9'8" x 2.52): Currently used as an office, this room has views over the green area to front and a carpet floor.

Family Bathroom 2.3m x 1.66m (7'7" x 5'5"): The family bathroom has been recently modernised to include a low profile wc, wall hung vanity unit, wash hand basin, heated towel rail and a walk in shower unit with Triton power shower. It has been beautifully tiled in contrasting porcelain tiles.





Special Features & Services

- Built circa 1995.
- Extends to a generous 130m² of accommodation.
- Family friendly home in a prime location.
- Gas fired central heating with boiler fitted in 2020 and Climate controls.
- Large site offering potential for extension (subject to PP).
- Double glazed uPVC windows and composite doors.
- Ample car parking.
- Extra-large southwest facing rear garden - in lawn with two patios, shrubs and trees.
- Upvc fascia and soffits.
- Fitted alarm system.
- Facing green area.
- All carpets, curtains, light fittings and appliances included.
- Easy access to Junctions 9 and 9a of the M7/N7 and a 20-minute walk to the commuter rail link in Sallins with trains to Heuston and the IFSC. Bus stop close by for buses to Maynooth, Leixlip and Blanchardstown.
- A short walk to the Monread Shopping Centre, Monread Park, and both primary and secondary schools
- Within walking distance of the centre of Naas town with its array of shops, restaurants and sporting facilities.

BER BER C2, BER No. 118197557.





Outside: The front garden is in lawn with laurel and copper beech hedging and with off street parking for 3 cars on the cobble drive. The exceptionally large rear garden is southeast facing, boasting two spacious patios designed to optimise the sunlight throughout the day. The garden is mostly in lawn, offering a large outdoor space for family fun. Large double gates provide access to front and a wooden shed (2.45m x 2.45m) offer practical storage.



NEGOTIATOR

Catherine
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas town, take the Sallins Road. After passing The Crossings Motor dealers on your left, take the next right onto Morell Road. Follow this road, passing a large green area and the Hey Darling Café. Take the next right turn, then left, and number 390 will be the second last house 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