

For Sale

Asking Price: €440,000

Sherry
FitzGerald
O'Reilly



8 Meadow Court,
Naas,
Co. Kildare,
W91 F9CE.

BER C3

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to bring 8 Meadow Court to the market. This is a 4 bedroomed detached home ideally located in a mature development just off the Ballymore Road. This fine house has the benefit of a garage to the front that could be converted subject to the necessary planning permission. It has a private walled in rear garden laid in lawn with separate side gate access and ample parking to the front.

The property is just a short walk to Main Street Naas and all its amenities and only a few minutes walk to the Vista Medical Centre, Naas Hospital. and both primary and secondary schools. The M7/N7 and the Arrow rail link at Sallins are just a short drive.

Accommodation comprises entrance hallway, guest wc, sitting room, dining room, kitchen, 4 bedrooms main en-suite and family bathroom.



Special Features & Services

- Built circa 1988.
- Extends to 138m² approximately.
- Alarm.
- Oil fired central heating.
- Double glazed windows.
- Garage offering the possibility of conversion subject to P.P.
- Ample car parking.
- Includes cooker, fridge and washing machine.
- Includes carpets, curtains, blinds and light fittings.
- A short walk Main Street, Naas and all its amenities and to primary and secondary schools.
- A short walk to Vista Primary Care and Naas Hospital.
- A short drive to the m7/N7 and the Arrow rail link at Sallins offering a direct route to Dublin City Centre and the IFSC.

Accommodation

Front Porch 1.96m x 1.74m (6'5" x 5'9"):

Entrance Hall 2.90m x 2.90m (9'6" x 9'6"): Bright welcoming hallway with carpet floor.

Guest WC 1.56m x 1.75m (5'1" x 5'9"): The guest wc has a whb, wc and carpet floor..

Sitting Room 3.75m x 4.81m (12'4" x 15'9"): This is a bright spacious room with large window for lots of light and a feature fire place and laminate wooden floor. Double doors lead to dining room.

Dining Room 3.06m x 2.48m (10' x 8'2"): The dining room has a carpet floor and access to sitting room and kitchen.

Kitchen 4.58m x 2.98m (15' x 9'9"): The kitchen has a range of fitted units including freestanding cooker, fridge and washing machine. It has laminate flooring and access to back garden.

Upstairs Landing With carpet floor, hotpress and attic access.

Bedroom 1 3.07m x 4.04m (10'1" x 13'3"): Large room overlooking the front with carpet floor.

Bedroom 2 3.18m x 3.01m (10'5" x 9'11"): Also overlooking the front with carpet floor.

Bedroom 3 3.83m x 2.92m (12'7" x 9'7"): Overlooking the rear with carpet floor.

Bedroom 4 3.77m x 3.93m (12'4" x 12'11"): Also overlooking the front with carpet floor.

En Suite 1.21m x 2.65m (4' x 8'8"): With shower, wc and whb.

Bathroom 2.03 x 2.20m (2.03 x 7'3"): With bath with shower attachment and tiled splashback, wc and whb.

Garage 2.47m x 5.13m (8'1" x 16'10"): The garage has a concrete floor and up-and over door to front and offers the possibility of conversion subject to planning permission.





NEGOTIATOR

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DIRECTIONS

From Main Street Naas, pass Swans on The Green and head out the Ballymore Road. Pass Vista Primary Care Clinic on the right handside, take the next right hand turn into Lakeside Park. Take the first right hand turn onto Meadow Court and Number 8 down on the right handside.

BER BER C3, BER No. 116455544

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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