

# For Sale

Asking Price: €465,000

Sherry  
FitzGerald  
O'Reilly



66 Longstone,  
Naas,  
Co. Kildare,  
W91 HH6A.

BER A3

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



Sherry Fitzgerald O' Reilly are delighted to welcome you to 66 Longstone, an elegant 3 bedroomed semi-detached home in this attractive Ballymore homes built estate. This is a bright and spacious home, tastefully decorated, and filled with energy efficient features and contemporary high quality fixtures and fittings.

This impressive family home is situated close to Naas town centre with its array of shops, boutiques, restaurants, bars, theatre and cinema. For the sports lover, it is beside Craddockstown Golf Club, and close to both Punchestown and Naas racecourses. It is less than 15 minutes' walk to two primary schools, with more schools easily accessible.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining room, utility room, guest wc. Upstairs - 3 bedrooms (one en-suite) and family bathroom.



## Accommodation

**Entrance Hallway** 5.43m x 2m (17'10" x 6'7"): This is a bright and welcoming hallway, with a smoked oak laminate floor and carpet to stairs. With shelving understairs.

**Sitting Room** 4.73m x 3.74m (15'6" x 12'3"): This is an elegant and comfortable room with classic panelling to walls and an oak laminate floor.

**Kitchen Dining Room** .754m x 4.2m (.2473'9" x 13'9"): This is a large bright space with a porcelain tiled floor. It is fitted with a selection of cabinets in a soft grey tone, with slow close doors and drawers. The large island offers seating and houses the undermount sink and dishwasher. All provide lots of storage and are topped with a stylish quartz worktop. The kitchen includes a ceramic hob, oven, microwave, and fridge freezer. French doors lead from the kitchen to the paved patio outside, and a cosy seating area includes a tv point.

**Utility Room** 2.74 x 1.52m (2.74 x 5'): The utility is fitted with a storage cabinet, shelving and the air to water unit. It is plumbed for washing machine/dryer

**Guest WC** 2m x 1.49m (6'7" x 4'11"): The guest wc includes a vanity unit, close coupled wc and heated towel rail. With tile floor.

## Upstairs

**Landing** 3.93m x 1m (12'11" x 3'3"): The landing has a carpet floor and hot press off. With Stira stairs to attic.

**Bedroom 1** 5.27m x 3.33m (17'3" x 10'11"): This is a very generous double bedroom to front with panelled walls, floor to ceiling fitted wardrobes and a carpet floor.

**En-Suite** 2.35m x 1.5m (7'9" x 4'11"): The en-suite offers a wet room style shower unit with cube rain shower and thermostatic diverter. It includes wc, wall hung vanity unit, extractor fan and heated towel ladder rail. It has a tiled floor and surrounds with feature tiles.

**Bedroom 2** 4m x 3.32m (13'1" x 10'11"): This spacious double room with rear view has a selection of built in wardrobes and a carpet floor.

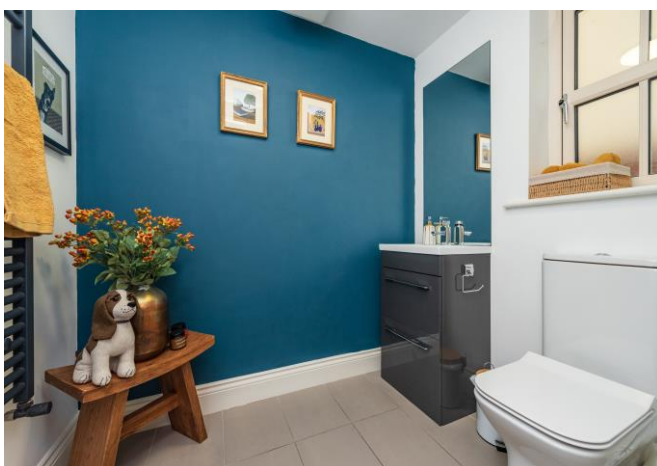
**Bedroom 3** 3.52 x 2.63m (3.52 x 8'8"): This is a twin room to rear, with a carpet floor and fitted wardrobes.

**Family Bathroom** 2.74m x 2.41m (9' x 7'11"): The part-tiled bathroom features wall and centre lighting. It includes a bath, close coupled wc, heated towel rail and wall mounted vanity unit and basin. It has feature tiling to the bath wall, tile floor and part tile walls.

**Outside** To front a cobblelock drive lined by laurel hedging offers two parking spaces off street.

The lovely rear garden is on two levels, with a large, paved patio just outside the back door and steps down to a lawn and gravel area with beds planted with lavender, fern, viburnum and laurel. A garden shed provides storage ( 2x2m)





### Special Features & Services

- Built in 2020.
- Part of the Longstone development by Ballymore Homes.
- Spacious family friendly accommodation of 116m<sup>2</sup> approximately.
- Attractive brick and render exterior.
- Fitted alarm system.
- Contemporary sanitary ware and fittings in all bathrooms.
- Air to water heat pump system and high levels of insulation throughout.
- Aereco exhaust system to optimise indoor air quality and energy efficiency.
- Low maintenance exterior.
- High performance uPvc Double Glazed windows.
- Parking for two cars on cobblelock drive.
- Rear garden on two levels with large paved patio and lawn.
- Gated side access.
- Carpets, blinds and most light fittings included.
- Integrated kitchen appliances included.
- Raised ceiling heights on ground floor.
- High fibre broadband.
- PVC Soffit and fascia.
- Easy walking distance to primary schools and secondary schools.
- Close to Naas town centre with its many restaurants, bars, boutiques and leisure facilities.
- Close access to M7/N7 junction and the Arrow commuter train is available in nearby Sallins with trains to Heuston station and the Docklands.

**BER** BER A3, BER No. 111899910





### NEGOTIATOR

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### DIRECTIONS

On entering Naas on the Dublin Road, take the left turn before the Maxol garage, onto the Blessington Road R410. Travel on this road for 1.7km, passing through three sets of traffic lights before turning into Longstone on the right hand side. On entering take the left turn, then left again. Follow this road and you will see 66 on your 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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