

# For Sale

Asking Price: €420,000

**Sherry  
FitzGerald**  
O'Reilly



9 Cleevaun,  
Naas,  
Co. Kildare,  
W91 XEHO.

**BER** C2

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



Sherry FitzGerald O'Reilly are delighted to welcome you to 9 Cleevaun, a superb 4 bedroomed detached home in an ideal location in Naas. This is an attractive double fronted property, with an attached garage, surrounded by gardens.

Cleevaun is in the perfect location, from here it is a short stroll to busy Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities. It is just a few minutes' walk to Naas Hospital, most schools, the Vista centre and the picturesque Naas lakes. The M7 motorway and the Arrow rail station in Sallins are both a short drive away.

The accommodation in this impressive home comprises hallway, sitting room, dining room, living room, kitchen, utility room, shower room. Upstairs 4 double bedrooms, wc and family bathroom.



## Accommodation

**Hallway** This is a bright hallway with an oak laminate floor and under stair storage.

**Sitting Room** 4.7m x 4.31m (15'5" x 14'2"): The spacious sitting room features a marble fireplace with fitted cabinets either side, a sprung oak floor and central and wall lighting.

**Living Room** 4.7m x 4.23m (15'5" x 13'11"): This is a large light filled room to front with a marble fireplace and fitted bookcases.

**Dining Room** 3.64m x 3.33m (11'11" x 10'11"): This is a versatile room to side with a carpet floor.

**Kitchen** 4m x 3.35m (13'1" x 11'): The kitchen is of dual aspect. It is fitted with a selection of storage cabinets and includes a cooker, dishwasher and fridge freezer. With linoleum floor.

**Utility Room** 2.14m x 2m (7' x 6'7"): The utility includes storage presses, worktop and sink and is plumbed for washing machine and dryer. Door to rear garden and access to driveway and garage.

**Shower Room** 2.16m x 1.79m (7'1" x 5'10"): Fitted with wc, wash hand basin and shower unit, this room has a laminate wood floor.

## Upstairs

**Landing** With a large window to front, this is a bright landing, with hotpress off and attic access.

**Bedroom 1** 4.71m x 4.31m (15'5" x 14'2"): This is a generous double bedroom to front with a range of fitted wardrobes, headboard and dressing table.

**Bedroom 2** 4.7m x 3.36m (15'5" x 11'): This double bedroom is of front aspect, with a wooden floor, fitted wardrobes and dressing table.

**Bedroom 3** 3.42m x 3.37m (11'3" x 11'1"): With view of the side garden, this is a double bedroom with built in wardrobes and dressing table.

**Bedroom 4** 3.65m x 3.31m (12' x 10'10"): A double bedroom to side with fitted wardrobes and dressing table.

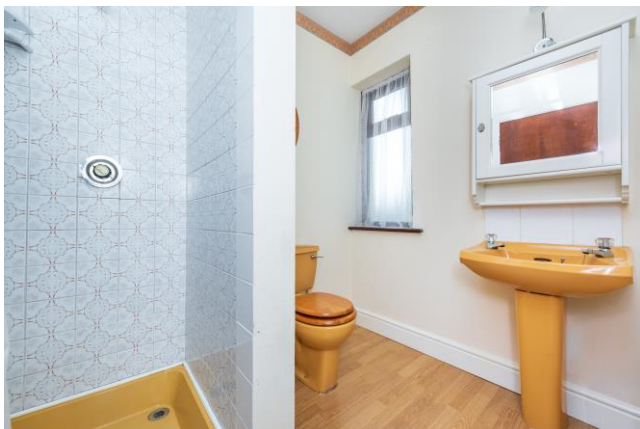
**WC** 2.17m x 1.02m (7'1" x 3'4"): With wash basin and wc.

**Bathroom** 2.78m x 2.17m (9'1" x 7'1"): The bathroom comprises a large vanity unit with inset sink, bath with overhead electric shower and wc. The walls and floor are tiled.

**Garage** 5.6m x 3.71m (18'4" x 12'2"): The attached garage may be suitable for conversion (subject to planning permission). It has recently been fitted with an electric roller door facing the driveway to side.

**Outside** The spacious gardens are mainly in lawn, with beds of shrubs such as rose bushes and cotoneaster. There is a driveway to side with parking for two cars and a driveway to front with parking for one car.





### Special Features & Services

- Built circa 1981.
- Inviting family home in a prime location.
- Extends to a generous 181m<sup>2</sup> approximately.
- Double glazed uPVC windows.
- uPVC Fascia and soffits.
- Oil fired central heating with condenser boiler (2017).
- Surrounded by gardens in lawn with roses and many shrubs.
- Parking for 3 cars off street, one to front and two in driveway to side.
- Attached garage with the possibility of conversion to further accommodation (Subject to planning permission).
- Fitted alarm system.
- Versatile reception rooms.
- Kitchen appliances included.
- Freshly painted throughout.
- Sprung wooden floors on ground level.
- Low maintenance dashed exterior.
- Close to Naas General Hospital and the Vista Centre.
- Beside two primary schools, local shop, church, park, playground and close access to railway line walk.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Arrow rail link in Sallins with links to Heuston station and the docklands.

**BER** BER C2, BER No. 117586172





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### NEGOTIATOR

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### DIRECTIONS

On entering Naas on the Dublin Road, take the left turn at Tesco Metro and proceed out the Blessington Road. Take the first right turn at the second set of traffic lights. Proceed up the hill, passing the church. At the traffic lights, take the right turn, then the next right into Cleevaun. Number 9 will be the fourth house on the left.

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