

For Sale

Asking Price: €350,000

Sherry
FitzGerald
O'Reilly



18 Hollywood Park,
Naas,
Co. Kildare,
W91 XRV0

BER D2

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 18 Hollywood Park, a spacious 4 bedroomed semi-detached home tucked away in a mature estate close to the heart of Naas town.

This home is perfectly situated. It is a short walk to the bustling centre of Naas town with its many boutiques, restaurants, bars and cafes. Close by are Monread Park, the local leisure centre, cinema and creche. From here it is a short stroll to the leafy towpath of the Grand Canal, and most Naas schools are within walking distance.

For the commuter there is easy access to the M7/N7 and the Arrow rail link at Sallins.

Accommodation briefly comprises entrance hallway, sitting room, kitchen and dining room. Upstairs 4 bedrooms, family bathroom. Outside – Block built shed, wc and boiler house.



Accommodation

Entrance Hallway 2.07m x 2m (6'9" x 6'7"): The entrance has a parquet floor and door to the dining area.

Sitting Room 8.12m x 3.51m (26'8" x 11'6"): This is a very spacious room of dual aspect to front and rear. It features an attractive brick fireplace and built-in display cabinets and shelving. Doors to hall and kitchen.

Kitchen/Dining Room The kitchen is to the rear of the house. It is open to the dining area which stretches to the front, and they boast a herringbone parquet floor. A Parkray Chiltern multifuel stove sits on a raised granite hearth and heats this space. In the kitchen the many teak cabinets offer lots of storage. Included are an oven, ceramic hob, fridge and dishwasher. In the dining area there are also built in cabinets.

Upstairs

Landing 3.38m x 1.85m (11'1" x 6'1"): With hotpress off and attic access

Bedroom 1 3.72m x 3.57m (12'2" x 11'9"): This is a generous bedroom to front with a large selection of fitted wardrobes, shelving, drawers, and dressing table. It has a carpet floor.

Bedroom 2 3.86m x 3.58m (12'8" x 11'9"): A spacious double bedroom with rear view, it has carpet floor, a dressing table and fitted wardrobes.

Bedroom 3 4.87m x 2.53m (16' x 8'4"): This double room is to the rear of the house, with built in wardrobes, fitted vanity unit and carpet floor.

Bedroom 4 4.55m x 2.53m (14'11" x 8'4"): The bathroom has been recently fitted with a contemporary suite of wc, vanity unit and quadrant shower unit with electric shower. It is fully tiled.

Outside The rear garden is paved and includes a wooden shed and covered log store.

Block Built Shed 7.56m x 2.94m (24'10" x 9'8"): With fitted shelving, sink, washing machine, tumble dryer and freezer.

Boiler House 1.18m x 0.88m (3'10" x 2'11"):

WC 1.18m x 0.66m (3'10" x 2'2"): To front- the cobble lock drive can accommodate three cars. There are flower beds and hedging to side.





Special Features & Services

- Built circa 1972.
- Extends to 141m2 approximately.
- Prime location off the Sallins Road.
- uPVC Double glazed windows.
- Oil fired central heating.
- Off street parking for three cars on cobblelock drive.
- Alarm.
- uPVC soffit and fascia.
- All carpets, curtains and appliances included.
- Block built workshop/utility.
- A short stroll to the centre of Naas town with its array of shops, restaurants, sporting facilities and canal-side walks.
- Within walking distance of most Naas schools both primary and secondary.
- Short drive to Junction 9a of the N7/M7 and the commuter train in Sallins.

BER BER D2, BER No. 108767807





NEGOTIATOR

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

DIRECTIONS

From Main Street, Naas, take the Sallins Road. Travel 500m to the pedestrian lights and turn right. On entering Hollywood Park, take the second right turn into a cul de sac. Number 18 is near the end on the right 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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