

# For Sale

Asking Price: €277,500

Sherry  
FitzGerald  
O'Reilly



28 St. David's Terrace,  
Naas,  
Co. Kildare,  
W91 AH2R.

BER D2

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



Sherry FitzGerald O' Reilly welcome you to number 28 St. David's Terrace, a 3 bed roomed end of terrace home located in a mature estate close to the banks of the Grand canal. This home benefits from a very spacious garden which may offer the opportunity to extend, subject to planning. It has just been refurbished, with a new kitchen, new bathroom and new flooring, and it has also been freshly plastered and painted.

This property is perfectly located within a short walk of Naas town centre. It is walking distance to most Naas schools, both primary and secondary, creches, shops, leisure centre, library, playground, skatepark, canalside walks, restaurants and bars. It is a short drive to the M7 and the Arrow train station in Sallins. The bus service to Dublin is just a five minute' walk away.

Accommodation briefly comprises entrance hallway, living room, kitchen, bathroom, back hall, bedroom 1. Upstairs 2 bedrooms.





## Accommodation

**Entrance Hallway** 1.55m x 1.1m (5'1" x 3'7"): With pale oak laminate floor.

**Living Room** 4.1m x 3m (13'5" x 9'10"): The living room is a bright room to the front, with integral staircase. It has an oak laminate floor and a hallway off (3.3m x 0.9m).

**Kitchen** 3.57m x 3.28m (11'9" x 10'9"): The newly fitted kitchen offers a range of cream shaker style cabinets and a new linoleum floor. It is plumbed for a washing machine.

**Back Hall** 3.87m x 0.9m (12'8" x 2'11"): With laminate floor and back door.

**Bathroom** 3.52m x 1.56m (11'7" x 5'1"): The newly refurbished bathroom has been beautifully tiled to floor and walls. It is fitted with a corner shower unit and electric shower, wc and whb.

**Bedroom 3/Family Room** 3.03m x 2.53m (9'11" x 8'4"): This is a double bedroom with front view. It includes an original cast iron fireplace and an oak laminate floor.

## Upstairs

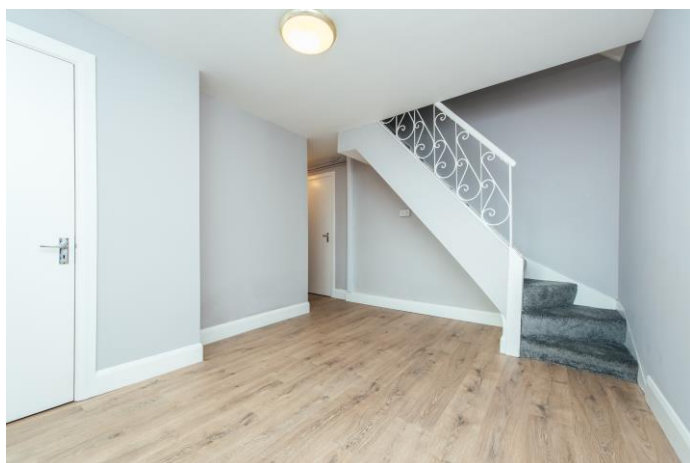
**Landing** 1.2m x 1.1m (3'11" x 3'7"): With laminate floor, and carpet to stairs.

**Bedroom 1** 4.03m x 2.56m (13'3" x 8'5"): This is a double bedroom to front with oak laminate floor.

**Bedroom 2** 3.62m x 3.08m (11'11" x 10'1"): This is another double bedroom with an original cast iron fireplace.

**Garden** The garden is very spacious and is not overlooked to rear. It is in lawn with hedging and an apple tree.





#### Special Features & Services

- Built circa 1913.
- Set in a mature estate close to the banks of the canal.
- Extends to xm2 approximately.
- Not overlooked to front or rear.
- Gas fired central heating.
- uPVC Double glazed windows.
- Original Georgian cast iron fireplaces.
- Carpet and light fittings included.
- uPvc soffits and fascia (kitchen excepted).
- Spacious garden to rear offering option to extend.
- Gated side access.
- Short drive to M7/N7, and Arrow rail link in Sallins.
- A short scenic walk along the Grand canal to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.

**BER** BER D2, BER No. 116982851.







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### NEGOTIATOR

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### DIRECTIONS

Driving from Naas town centre, take the Newbridge Road. Take the right turn just after the Town House Hotel, onto the Caragh Road. Take the second left turn and number 28 will be on the right hand side.

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**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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