

For Sale

Asking Price: €447,500

Sherry
FitzGerald
O'Reilly



40 Kingsfurze Avenue,
Naas,
Co. Kildare,
W91 Y16X.

BER F

sherryfitz.ie



Sherry FitzGerald O'Reilly are pleased to present 40 Kingsfurze Avenue, a 4 bedroomed detached dormer bungalow in the perfect location just a few minutes' walk from Naas town centre. Set in a quiet cul de sac, this is a deceptively spacious, well-proportioned home, which boasts generous gardens to front and rear.

Kingsfurze is a mature estate with large green areas, residents-only tennis court and playground. It is very centrally located, being a short walk to the bustling Naas town centre with its many boutiques, restaurants, bars, and schools. Close by are Monread Park, tennis club, leisure centre, cinema and creche. For racegoers, the Naas Racecourse is on the doorstep, with Punchestown a few minutes away. It is just a few minutes' drive to the M7/N7 interchange and the Sallins Train station, and a short walk to the bus stop on the Dublin Road.

The accommodation briefly comprises downstairs porch, hallway, sitting room, living room, kitchen/dining room, conservatory, 2 bedrooms (one with en-suite) and bathroom. Upstairs – 2 double bedrooms and wc. Outside – garage, toilet and boiler house.



Accommodation

Porch 1.62m x 0.93m (5'4" x 3'1"): With uPvc sliding door.

Hallway The L shaped hallway features a washed oak laminate floor. It has a hotpress off, understairs storage and carpet stairs.

Sitting Room 4.67m x 3.66m (15'4" x 12'): This is a bright, south facing room with windows to front and side. It is floored in an oak laminate and includes an open fireplace of cast iron with wooden surround and granite hearth.

Living Room 4.19m x 3.64m (13'9" x 11'11"): Located to the rear of the house, French doors lead from the living room to the back garden. This is a cosy space with a laminate oak floor.

Kitchen/Dining Room 6.45 x 3.61m (6.45 x 11'10"): This is a light filled room of double aspect, with the dining area overlooking the front garden. Updated just 2 years ago, the kitchen area boasts attractive cabinets in a grey hue with display cabinets in cream, all finished with a metro tile splashback and wooden countertop. It is fitted with a ceramic hob and an oven. Double doors lead to the conservatory.

Conservatory/Utility 3.35m x 2.3m (11' x 7'7"): The conservatory is plumbed for washing machine and dryer. It has a laminate oak floor and doors to the garden.

Bedroom 1 4.02m x 3.65m (13'2" x 12'): This is a generous double bedroom with a laminate floor and a range of fitted wardrobes.

En-Suite 2.05m x 1.6m (6'9" x 5'3"): The en-suite includes a shower unit with electric shower, wc, and wash hand basin, with tiling to floor and surrounds.

Bedroom 2 4.02m x 2.56m (13'2" x 8'5"): This is a double bedroom with a solid wood floor.

Bathroom 3.61m x 2.14m (11'10" x 7'): The bathroom comprises an quadrant shower unit with electric shower, a vanity unit, low profile wc and heated towel rail. It is tiled in attractive porcelain tile.

Upstairs - Landing 2.86m x 1.75m (9'5" x 5'9"): With carpet floor and attic access.

WC 1.58m x 1.41m (5'2" x 4'8"): This wc has a painted wood floor, wc and wash basin.

Bedroom 3 4.51m x 3.47m (14'10" x 11'5"): Bedroom 3 is a large dormer bedroom with Velux window overhead, and a wooden floor.

Bedroom 4 4m x 3.47m (13'1" x 11'5"): This spacious double bedroom is currently used as a sitting room. It has a wooden floor.

Outside - Garage 6m x 2.77m (19'8" x 9'1"): The attached garage has an up and over door to front, and a side door also.

Toilet shed 1.677 x 0.92m (1.677 x 3')

Boiler House 1.76m x 0.92m (5'9" x 3')

Old Utility 2m x 1.75m (6'7" x 5'9"): Now accessed from outside and used for storage.





Special Features & Services

- Built circa 1964.
- Extends to 162m² approximately.
- Oil fired central heating (gas connections run to house).
- Double glazed uPVC windows to front (2022), Aluminium to side and wooden Velux upstairs.
- Ample off street parking.
- Spacious private rear garden with deck.
- Carpets, blinds, curtains and listed appliances included.
- Attached garage to side offers possibility for conversion.
- Walking distance of most primary and secondary schools in town
- A short walk to the centre of Naas town with its array of boutiques, restaurants, bars, Theatre, Hospital and sporting facilities.
- Easy access to Junction 9 of the N7/M7.
- Close to bus route for 126 bus to Dublin city centre, UCD and DCU.
- A short drive to the train station in Sallins with trains to Heuston and Grand Canal docks.

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Gardens: The front garden is in lawn with a cherry blossom tree and a weeping willow. Lots of shrubs and perennials – hydrangea, magnolia, buxus and photinia line the sides of the driveway. The drive can accommodate four cars, and there is gated access on both sides. The spacious rear garden is very private as it is not overlooked. It is in lawn and includes raised decking. Its beds are planted with bamboo, grasses and buxus.



NEGOTIATOR

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DIRECTIONS

From Main Street, take the Dublin Road, passing the Maxol Service Station. At the second set of traffic lights, take the right turn into Kingsfurze Avenue. Follow the road, passing the green areas to the end of the cul de sac, and number 40 will be on the left.

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.

PSRA Registration No. 001057