

For Sale

Asking Price: €420,000

Sherry
FitzGerald
O'Reilly



78 Jigginstown Park,
Newbridge Road,
Naas,
Co. Kildare,
W91 RD2X.

sherryfitz.ie

BER C2



Sherry FitzGerald O'Reilly are delighted to welcome you to number 78 Jigginstown Park. This is a delightful 3 bed roomed semi-detached home in the family friendly Jigginstown estate just off the Newbridge Road, Naas. Jigginstown Park is a quiet residential neighbourhood in a sought after location. Number 78 is beautifully presented and in excellent condition. This superb property offers further opportunity to expand, with an attached garage which would be perfect for conversion.

Jigginstown Park is conveniently situated within a short walk of bustling Naas town centre with its many boutiques, bars and restaurants, theatre and sporting facilities. This superb home enjoys proximity to local schools, leisure centre, playground, skate park, canal walks and the M7 motorway.

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



Accommodation

Entrance Hallway 5.26m x 1.58m (17'3" x 5'2"): The welcoming hallway has a carpet floor and understairs storage.

Sitting Room 5.1m x 3.25m (16'9" x 10'8"): This is a superbly spacious room with a feature fireplace in cast iron and inset gas fire. Double doors lead to the dining room.

Guest WC 1.92m x 0.66 (6'4" x 0'66"): With wash hand basin and wc, it has a carpet floor.

Kitchen/Dining Area 5.1m x 3.44m (16'9" x 11'3"): This is a large, bright space with French doors to the patio outside. It offers a selection of oak cabinets and incorporates a gas hob, oven and fridge. The Kitchen floor is tiled, while the dining area has carpet underfoot.

Utility Room 2.52m x 2m (8'3" x 6'7"): The utility includes the gas boiler, storage cabinets, sink and washing machine. With doors to garden and garage.

Garage 5.22m x 2.62m (17'2" x 8'7"): Located just off the utility room, the garage has an up an over door. It is suitable for conversion (subject to pp).

Upstairs

Landing 2.46m x 1.8m (8'1" x 5'11"): The landing is favoured with natural light with a window on the return. The stairs and landing have a carpet floor. With hotpress off, access to attic and garage attic.

Bedroom 1 4.24m x 3.1m (13'11" x 10'2"): This is a generous bedroom with rear aspect, carpet floor and a selection of fitted wardrobes.

En-Suite 1.8m x 1.31m (5'11" x 4'4"): The en-suite features a suite of wc, wash basin and shower unit with new Mira shower.

Bedroom 2 4.12m x 3m (13'6" x 9'10"): Bedroom two is a spacious double with views over the green. It includes fitted wardrobes.

Bedroom 3 2.63m x 2.31m (8'8" x 7'7"): This is a single room to front with wooden floor.

Bathroom 1.8m x 1.78m (5'11" x 5'10"): This family bathroom features a bath, wc and wash hand basin. It has a pitch pine floor and part tile walls.

Outside The front garden is in lawn with evergreen trees and beds packed with shrubs and perennials, such as orange blossom, bergenia and cotoneaster. There is gated side access and parking for two cars on the cobblelock driveway. The private sunny south westt facing garden is in lawn, framed by many trees and shrubs – birch, cherry blossom, laurel, holly and hydrangea. The impressive granite patio was recently laid and is the perfect spot for enjoying the garden views.

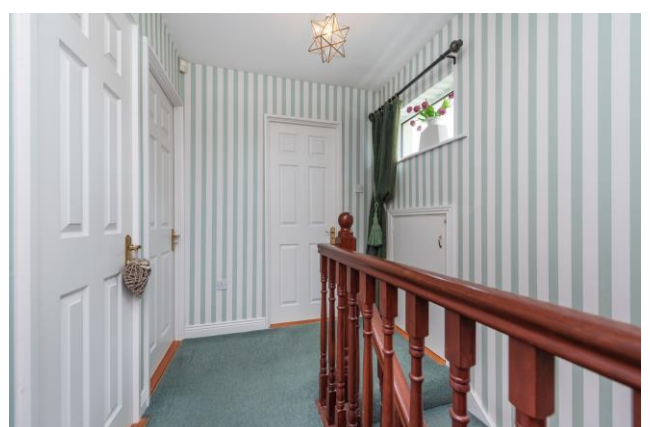




Special Features & Services

- Extends to a generous 100m² of accommodation.
- Spacious family friendly home.
- Natural gas heating with boiler updated in 2020.
- Meticulously maintained gardens to front and rear.
- Attached garage offering the opportunity for conversion, with many neighbours having added a dormer room above.
- All carpets, curtains, blinds and light fittings included.
- Gas hob, oven, fridge, and washing machine included.
- Low maintenance exterior.
- uPvc double glazed windows.
- Fitted alarm system.
- Overlooking green area.
- Gated cobblelock driveway with off street parking for 2 cars.
- Granite patio laid in 2022.
- Outside tap.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, hospital and many sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Perfect location for canal towpath walks and close to Leisure centre, skatepark and playground.
- Easy access to the N7/M7 Junctions 9A and 10.
- Just a ten minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.







NEGOTIATOR

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DIRECTIONS

From Naas North Main Street, take the Newbridge Road (R445), Pass the Kildare County Council buildings and turn right onto the R409 Caragh Road. Take the next right into Jigginstown Park. Follow the road straight, then take the left at the green. Number 78 is the fourth house on the left.

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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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