

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
O'Reilly



15 Sarto Park,
Naas,
Co. Kildare,
W91 P04W



sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to bring to market 15 Sarto Park. This property is a 4 bedrooomed semi-detached home, with attached garage, located in a mature estate close to the banks of the Grand Canal.

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.

This is a deceptively spacious home which has been in the care of the same family for fifty years. Its attached garage may offer the opportunity for further extension to accommodation (subject to pp). Number 15 offers wonderful potential to buyers seeking a comfortable family home in a superb location.

Accommodation in this lovely home comprises downstairs entrance hall, living room, kitchen, dining room, bedroom 4 with en-suite. Upstairs there are 3 bedrooms and a family bathroom. Outside – attached garage with integral fuel store and additional storage.



Accommodation

Entrance Hallway 3.23m x 1.71m (10'7" x 5'7"): The hallway has a laminate floor and carpet to the stairs.

Living Room 3.75m x 3.62m (12'4" x 11'11"): The living room to front features a red brick fireplace with marble hearth and laminate oak floor. Door to dining area.

Dining Area 5.4m x 3.21m (17'9" x 10'6"): An archway links the dining area and kitchen, with the hotpress included in the dining area. It has a laminate floor.

Kitchen 3.36m x 2.37m (11' x 7'9"): The kitchen includes a selection of oak cabinets, a gas cooker and washing machine. It has a tiled floor and splashback. With door to bedroom 4 and door to rear garden.

Bedroom 4 3.56m x 3.26m (11'8" x 10'8"): This is a spacious double room with a laminate floor.

En-Suite 3.25m x 1.77m (10'8" x 5'10"): The en-suite features both a bath and a shower unit, with wc, wash basin and linoleum floor.

Upstairs

Landing 2.83 x 1.78m (2.83 x 5'10"): This is a bright landing with carpet floor and attic access.

Bedroom 1 4m x 2.7m (13'1" x 8'10"): With front view, this is a generous double bedroom with large built-in wardrobe.

Bedroom 2 3.53m x 2.7m (11'7" x 8'10"): A double room to the rear with carpet floor and built-in wardrobe.

Bedroom 3 2.7m x 2.62 (8'10" x 2.62): Small double bedroom to front with carpet floor and built-in wardrobe which includes the gas boiler.

Bathroom 1.78m x 1.7m (5'10" x 5'7"): The bathroom comprises wc, whb and bath, with tiled walls and linoleum floor.

Outside - Garage 9.3m x 3.13m (30'6" x 10'3"): The substantial garage is attached to the house and may be suitable for conversion to accommodation. It includes access to the store room (1.95m x 1.86m).

Storage Room 1.85m x 1.15m (6'1" x 3'9"):

Gardens

The rear garden is in lawn with patio. To the front, there is parking for two cars off street in the drive. The front lawn features a Chusan palm tree and both the lawn and drive are bordered by hedging.





Special Features & Services

- Built circa 1970.
- Extends to 106m approximately.
- Gas fired central heating.
- Hardwood single glazed windows with new uPvc double glazed windows in the downstairs bedroom and en-suite.
- uPVC soffits and fascia.
- Offstreet parking and additional parking outside on the quiet residential street.
- Rear garden in lawn with patio.
- Attached garage which may be suitable for conversion to accommodation.
- Low maintenance exterior.
- 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.
- Beside large green area and close to leisure centre, creche, playground and canalside walks.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.





NEGOTIATOR

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DIRECTIONS

From Main Street, Naas, take the right turn onto the Newbridge Road. Take the right turn before the Town House Hotel, onto Pacelli Road. Follow this road, taking the third left turn onto Sarto Park. Follow the road around until you see number 15 on your 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.

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