

For Sale

Asking Price: €390,000

Sherry
FitzGerald
O'Reilly



32 Knights Wood,
Johnstown,
Co. Kildare,
W91 YC2F.

BER A2

sherryfitz.ie



Sherry FitzGerald O' Reilly welcome you to 32 Knightswood, a lovely 2 bedroomed mid terrace home in the heart of Johnstown. Knightswood is a recent development and this home features many energy efficiencies such as the innovative air to water heat pump with zone controls, high levels of insulation throughout and a sophisticated ventilation system. It is beside a lovely green area with playground and the local park.

Knightswood is named for the Knights Hospitallers of St John, who founded the medieval church to the rear of this estate, and for whom Johnstown is named. This historic village now boasts restaurants and bar, garden centre and creche all within walking distance of this home. It is also close to Naas town with its many boutiques, restaurants, bars, Theatre, cinema, hospital and schools.

This home is perfectly located for commuters, beside Junction 9, making the city centre and Dublin airport within easy access. The train service is 10 minutes away in Sallins with trains to Heuston and the Docklands, and the Citywest Luas stop just 15 minutes drive. The 126 bus to Dublin and Kildare also stops in the village.

The accommodation comprises entrance hallway, utility area, guest wc, sitting room, kitchen/dining room. Upstairs 2 bedrooms (both en-suite).



Accommodation

Entrance Hall 5.3m x 1.87m (17'5" x 6'2"): The bright entrance hall is floored in an oak laminate which continues into the kitchen. There is a utility area off the hallway, plumbed for washing machine and tumble dryer.

Sitting Room 3.57m x 2.48m (11'9" x 8'2"): The cosy sitting room to front has a laminate oak floor and tv point.

Kitchen/Dining Room 4.78m x 4.48m (15'8" x 14'8"): The kitchen is fitted with a selection of modern cabinets with soft close drawers and doors. It includes a ceramic hob, oven, dishwasher and fridge freezer. This is a bright space, with French doors leading to the patio. Off the kitchen is a storage press with access behind to the water pump.

Guest WC 1.6m x 1.47m (5'3" x 4'10"): The guest wc includes wash basin and wc with attractive tiled floor and metro tile splashback.

Upstairs

Landing 2.28m x 2.13m (7'6" x 7'): The landing has a carpet floor with large hotpress off and Stira stairs to the floored attic.

Bedroom 1 4.45m x 4.13m (14'7" x 13'7"): This is a generous double bedroom with front aspect. It is fitted with floor to ceiling wardrobes and a laminate oak floor.

En-Suite 2.2m x 1m (7'3" x 3'3"): The en-suite comprises a wc, wall hung wash basin, heated towel ladder rail and shower cabinet with metro tiling to walls.

Bedroom 2 4.45m x 3.51m (14'7" x 11'6"): Bedroom 2 is a spacious double room with view of the rear garden. It includes fitted wardrobes and a laminate oak floor.

En-Suite 2.22m x 1m (7'3" x 3'3"): The en-suite features a contemporary suite with wc, wall hung wash basin, heated towel rail and a shower cabinet. With tiling to floor and surrounds.

Outside To front the cobblelock drive accommodates two cars. It has a bin store and laurel hedging to one side. The sunny southwest facing garden is not overlooked to rear. The garden features a manicured lawn with a paved patio. With wooden shed (2.45m x 1.85m).





Special Features & Services

- Built 2021.
- Extends to 94m² of accommodation.
- Just 34 houses in the development.
- Low energy, low carbon home.
- Air to water heat pump for central heating and hot water.
- Demand control ventilation system for humidity and moisture control.
- CAT 6 cable wiring for high-speed broadband.
- All fitted kitchen appliances included.
- High performance low u-value, argon filled windows with sandstone surrounds.
- uPvc soffit and fascia.
- Low maintenance exterior with attractive brick and painted render.
- Fitted alarm system.
- Cobble lock drive to front with off street parking for 2 cars.
- Beside green area and playground.
- Attic is floored for storage and has ladder stairs access.
- Southwest facing rear garden – in lawn with paved patio and garden shed.
- A short drive to the centre of Naas town with its array of boutiques, restaurants, bars, Theatre, schools, Hospital and sporting facilities.
- Easy access to Junction 8 and 9 of the N7/M7, the commuter train in Sallins, bus stop in the village and Luas at Citywest.

BER BER A2 BER No. 114533599.





NEGOTIATOR

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DIRECTIONS

From Junction 8, follow the signs to Johnstown. Pass the Johnstown Inn and take the next left turn. Take the third left into Knights Wood, and follow the road, turning left just before the green area. Number 32 will be in the terrace 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.

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