



SUBSTANTIAL DETACHED 5 BEDROOM RESIDENCE

12 THORNBROOK, TIPPER ROAD, NAAS, CO. KILDARE W91 N59E

GUIDE PRICE: € 700,000



PSRA Reg. No. 001536

12 Thornbrook, Tipper Road, Naas, Co. Kildare W91 N59E

FEATURES:

- * Sought after small development of 23 detached houses.
- * Excellent central location only a short walk from Town Centre.
- * Spacious c. 240 sq.m. (c. 2,585 sq.ft.) of accommodation.
- * Gas fired central heating.
- * Hardwood double glazed windows.
- * Brick facade.
- * PVC fascia/soffits.
- * Walking distance of shops, pubs, restaurants, schools etc.
- * Excellent transportation links with bus, motorway and train.

DESCRIPTION:

Thornbrook is a sought after small residential of 23 detached homes in an excellent central location on the Tipper Road only a short walk from Poplar Square in the Town Centre. This is an ideal family home situated in a quiet cul de sac in the development, approached by a large cobble loc drive with walled in gardens to front and rear. Built approx. 30 years containing c. 240 sq.m. (c.2,585 sq.ft.) of spacious light filled accommodation with gas fired central, hardwood double glazed windows, brick facade, PVC fascia/soffits, conservatory, 5 beds and 2½ baths.

Naas offers a wealth of facilities on your doorstep with restaurants, pubs, shops, schools and retailers such as Tesco, Boots, Lidl, Aldi, Dunnes Stores, B&Q, Currys, Harvey Norman, Argos, Woodies, Powercity to name but a few. The Town has the benefit of an excellent transportation network with bus route, train service from Sallins Station direct to Heuston station or Grand Canal Dock and N7 3 lane carriageway to Dublin.

ACCOMMODATION:

Entrance Hall:
With coving, recessed lights and cloak closet.

Sitting Room: 5.80m x 4.90m
Into bay window, marble fireplace, gas fire, coving, recessed lights and double doors leading to;

Dining Room: 3.90m x 3.40m
Coving, recessed lights and patio doors to rear garden.

Kitchen / Breakfast Area 6.70m x 3.55m
Tiled floor, coving, recessed lights, s.s. sink unit, built in ground and eye level presses, Zanussi ceramic hob, breakfast counter, plumbed, electric Neff oven, Beko microwave and tiled surround.

Conservatory: 4.35m x 3.30m
With tiled floor and french doors to rear garden.

Utility Room:
Plumbed, s.s. sink unit, tiled floor and fitted presses.

Family Room: 5.10m x 2.80m
With coving.

Games Room: 5.05m x 3.95m
With coving.

Toilet:
w.c., w.h.b., laminate floor and tiled surround.

Bedroom 1: 3.75m x 3.57m
Range of built in wardrobes and coving.

En-Suite:
w.c., w.h.b., electric shower, coving, tiled floor and surround.

Hotpress:
Shelved with immersion.

Bedroom 2: 3.60m x 2.93m
Built in wardrobes and coving.

Bedroom 3: 3.52m x 2.65m
Built in wardrobes and coving.

Bedroom 4 4.85m x 2.88m
With coving.

Bedroom 5 3.28m x 2.70m
Built in wardrobes and coving.

Shower Room
Vanity w.h.b., w.c., recessed lights, wet room shower, fully tiled floor and walls.

OUTSIDE:

Approached by a large cobble loc drive to front with gardens to front and rear in lawn enclosed by walls. Two paved patio areas, outside tap and side access on both sides of house with gates.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating and alarm.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C3

BER NO: 114477441

CONTACT:

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