

# For Sale

Asking Price: €559,000

Sherry  
FitzGerald  
O'Reilly



Willowbrook,  
105 The Park,  
Sallins Road,  
Naas,  
Co. Kildare,  
W91 WK4D.

BER C1

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to welcome you to Willowbrook, 105 The Park, a superb, detached property, perfectly located just off the Sallins Road in Naas. This is a light filled, wonderfully spacious home of 146m<sup>2</sup> approximately. Perfect for modern family, living It offers an excellent layout throughout, with many versatile reception rooms downstairs and four double bedrooms (two with ensuite) upstairs. Enjoying a large corner site, it has the benefit of generous gardens, with lush lawns and an abundance of plants and shrubs.



Willowbrook is conveniently situated within a short walk of Naas town centre with its array of boutiques, restaurants, theatre and leisure facilities. This wonderful home enjoys close proximity to the local park, Primary school, shopping centre, leisure centre, creche, GAA, the Arrow rail link and the M7 motorway.

The property comprises a welcoming hallway, sitting room, family room, dining room, kitchen, utility room, and guest wc. Upstairs there are 4 bedrooms (2 en-suite) and a family bathroom.



## Accommodation

**hallway** 5.2m x 1.71m (17'1" x 5'7"): This is a bright and welcoming hallway with porcelain floor and new carpet to stairs. With understairs storage.

**Sitting Room** 5.82m x 3.46m (19'1" x 11'4"): The sitting room is a generous space which is full of light with three windows in a bay. It features a marble fireplace and new carpet floor. With double doors to the dining room.

**Family Room** 4.55m x 2.6m (14'11" x 8'6"): This is a versatile reception room to front with carpet floor.

**Kitchen** 4.3m x 3.7m (14'1" x 12'2"): The spacious kitchen is fitted with a range of storage cabinets with a tile splashback and a porcelain tile floor. It includes a cooker, fridge and dishwasher.

**Dining Room** 3.67m x 3.24m (12' x 10'8"): The dining room, with its French doors offers direct access to the garden patio. With carpet underfoot.

**Utility Room** 2.3m x 2m (7'7" x 6'7"): The utility room is fitted with storage presses and sink. It includes a freezer and washing machine and the back door. With tiled floor.

**Guest WC** 2.22m x 0.87m (7'3" x 2'10"): With wc, wash basin, and tiling to floor and walls.

**Upstairs Landing** 3.92m x 2.4m (12'10" x 7'10"): The landing is favoured with natural light from the large window on the return. With large hotpress off and access to the part-floored attic via Stira stairs.

**Bedroom 1** 3.61m x 3.7m (11'10" x 12'2"): This is a lovely, bright double bedroom to front, with a fitted wardrobe and carpet to floor.

**En-suite** 2.2m x 1.56m (7'3" x 5'1"): The en-suite is beautifully tiled and includes a suite of wc, vanity unit and quadrant shower.

**Bedroom 2** 4m x 2.88m (13'1" x 9'5"): A spacious double room with front view, it has a carpet floor and fitted wardrobe.

**En-Suite** 2m x 0.97m (6'7" x 3'2"): The en-suite comprises a shower unit with electric shower, wc and wash hand basin with attractive tiling to walls.

**Bedroom 3** 3.6m x 2.89m. (11'10" x 9'6").: This double room to rear has a carpet floor and fitted wardrobe.

**Bedroom 4** 3.44m x 2.23m (11'3" x 7'4"): A single room to rear it is fitted with a built in desk and shelving.

**Family Bathroom** 2.35m x 1.76m (7'9" x 5'9"): The bathroom includes bath with overhead electric shower, wc and wash hand basin. It is fully tiled.

The delightful rear garden, with its broad lush lawn features beds stocked with shrubs such as viburnum and orange blossom, many climbers and fruit trees, including apple and pear. The large garden with lots of space on both sides would facilitate expansion of this house (subject to PP).





### Special Features & Services

- Built circa 1994.
- Superb, detached family home in a prime location.
- Extends to a generous 146m<sup>2</sup> of accommodation.
- Double glazed windows.
- Gas fired central heating.
- Versatile reception rooms.
- Upvc fascia and soffits (fitted 2023).
- Fitted alarm, CCTV and Ring doorbell.
- New front door.
- Large mature private garden offering possibility for extension (subject to PP).
- Cobblelock drive with off spacious off street parking.
- Freshly painted throughout.
- New carpets throughout.
- Carpets, light fittings and blinds included.
- Kitchen appliances included.
- Low maintenance exterior of red brick and dash.
- Charming garden to rear, with broad lawn surrounded by an array of shrubs and fruit trees.
- A short stroll to the centre of Naas town with its array of shops, restaurants, sporting and recreational facilities.
- Beside Monread Park and close to Monread Shopping centre.
- Five-minute walk to local primary school and within walking distance of secondary schools.
- Bus stop nearby with bus to Maynooth and Blanchardstown.
- Just twenty minutes' walk to Arrow rail link in Sallins.
- Short drive to M7/N7 at Junctions 9 or 9A.





**OUTSIDE:** The front garden is in lawn with hedging, specimen trees and many shrubs such as photinia and heathers, all adding a degree of privacy. The cobblelock drive offers parking for four cars off street. The delightful rear garden, with its broad lush lawn features beds stocked with shrubs such as viburnum and orange blossom, many climbers and fruit trees, including apple and pear. The large garden with lots of space on both sides would facilitate expansion of this house (subject to PP).



#### NEGOTIATOR

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#### DIRECTIONS

From Naas town centre take the road to Sallins, passing the GAA Club and The Crossings Motor Dealers. Take the next right turn onto Morell Road, then the second right turn and number 105 is the first house on your right.

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