



399 Morell Close, Naas, Co. Kildare, W91 V3HV.

***399 Morell Close,
Naas, Co. Kildare,
W91 V3HV.***

***A superb detached property
ideally situated just off the
Monread Road in Naas!***

€600,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

***Phone 045 866466
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to present 399 Morell Close, a superb detached property ideally situated just off the Monread Road in Naas. This is a wonderfully spacious, light-filled home, perfectly designed for modern family living. It boasts an excellent layout throughout, featuring versatile reception rooms downstairs and four comfortable bedrooms upstairs, including one with en-suite.

Situated in a family friendly estate close to Monread Park, it is a short stroll to the local Primary school, creche, Community college, leisure centre and the Monread Shopping Centre. It is just 25 minutes walk from the centre of Naas town with all of its restaurants, boutiques, bars and leisure amenities. For the commuter, this is an ideal spot, with easy access to the N7/M7 and the commuter train in Sallins is a 12 minute walk away.

The property comprises a welcoming hallway, sitting room, family room, dining room, kitchen, utility room, and guest wc. Upstairs there are 4 bedrooms (1 en-suite) and a family bathroom.

Accommodation

Entrance Hallway 4.93m x 1.77m (16'2" x 5'10"): This is a bright and welcoming hallway with a beech engineered floor and carpet to stairs. With understairs storage.

Sitting Room 5.5m x 3.3m (18'1" x 10'10"): The sitting room is a generous space which features a marble fireplace with cast iron and tile insert and a beech floor. An elegant archway links it to the dining room.

Dining Room 3.67m x 3.08m (12' x 10'1"): The dining room is a bright space with sliding door leading to the garden deck area.



Family Room 4.42m x 2.54m (14'6" x 8'4"): This is a versatile reception room to front with a wooden floor. It could be used as a fifth bedroom, playroom or home office.

Kitchen 4.3m x 3.66m (14'1" x 12'): The heart of this home is the kitchen, featuring an array of classic shaker style cabinets in antique pine, finished with a practical granite countertop. It features a convenient larder press and a generous island providing both seating, basket storage and a wine rack. A Chinese slate floor complements the space perfectly. This kitchen is equipped with integrated appliances, including a fridge freezer, dishwasher, double oven, and a five ring gas hob.

Utility Room 2.3m x 2m (7'7" x 6'7"): The utility room is fitted with storage presses, washing machine and dryer. With tiled floor and door to side passage.

Guest WC 2.22m x 0.83m (7'3" x 2'9"): The guest bathroom has been recently refurbished, with a contemporary vanity unit, wc and new tiling to floor and walls.





Upstairs

Landing 3.75m x 2.37m (12'4" x 7'9"): 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 4.66m x 3.42m (15'3" x 11'3"): This is a lovely, light filled double bedroom to front, with fitted wardrobes and solid wooden floor.

En-Suite 2.17m x 1.61m (7'1" x 5'3"): The en-suite is fully tiled and includes a suite of wc, wash basin and quadrant shower unit with Aqualisa Aquastream shower.

Bedroom 2 4.64m x 2.75m (15'3" x 9'): A spacious double room with front view, it includes fitted wardrobes and wooden floor.

Bedroom 3 4m x 2.75m. (13'1" x 9'): This double room to rear has a wood floor and fitted wardrobes.

Bedroom 4 3.4m x 2.24m (11'2" x 7'4"): A single room to rear it is fitted with wardrobes and pine floor.

Family Bathroom 2.3m x 1.76m (7'7" x 5'9"): The bathroom comprises a jacuzzi bath with overhead electric shower, wc and wash hand basin. It is tiled to floor and walls.

Outside The front garden is in lawn with hedging, specimen trees and many shrubs, all adding a degree of privacy. The cobble lock drive offers parking for three cars off street. With gated side access to the rear garden.

The spacious rear garden features a large deck just outside the Dining room doors, the perfect spot for al fresco dining. The garden is laid to lawn, with laurel hedging at the back and some raised beds with railway sleeper edging planted with Bergenia. Steel shed included 2.5m x 2.5m.





Special Features & Services

- Built in 1994.
- Extends to a generous 140m2 of accommodation.
- Situated in a prime location.
- Spacious family friendly accommodation.
- Gas fired central heating with new boiler in 2024.
- Double glazed uPVC windows.
- Fitted alarm system.
- Cobblelock driveway accommodates 3 cars off street.
- Rear garden in lawn with large deck .
- Steel shed to rear.
- All carpets, shutters, light fittings, blinds and curtains included.
- Listed appliances included.
- A short stroll to the Monread Shopping Centre, Monread Park, local café, GAA and local Primary and Secondary schools.
- Within walking distance of the busy centre of Naas town with its abundance of shops, restaurants, bars, leisure and sporting facilities.
- Easy access to M7/N7 and just a 12 minute walk to the Rail link in Sallins with trains to Heuston and the docklands.
- Short walk to bus stop for 139 service to Maynooth, Leixlip and Blanchardstown
- **DIRECTIONS**
From Naas town centre take the Sallins Road, passing the GAA Club and The Crossings Motor Dealers. Take the next right turn onto Morell Road. Follow the road, past the park and Hey Darling, and take the fifth right turn and number 399 is the fourth house on your left.

BER BER C3, BER No. 117487637







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. PSRA Registration No. 001057