

# For Sale

Asking Price: €265,000

Sherry  
FitzGerald  
O'Reilly



127 Hazelmere,  
Naas,  
Co Kildare,  
W91 VW7A.

BER D1

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



Sherry FitzGerald O'Reilly welcome you to 127 Hazelmere, a superb 2 bedrooomed mid-terrace bungalow situated in a mature estate close to the centre of Naas town.

This property is in an excellent location. From here it is a short walk to most Naas schools with two primary schools just five minutes' walk away. It is beside the local church, shop, chemist, park and playground. Close by are Naas Hospital, lakeside walks and Naas town centre with its many shops, restaurants and leisure facilities.

For the commuter, this home offers easy access to the N7 and the Arrow rail service is just 10 minutes away in Sallins.

Accommodation in this lovely home briefly comprises entrance hallway, living room, kitchen, inner hall, 2 bedrooms and a bathroom. Outside – wooden shed.



## Accommodation

**Entrance Hall** 1.3m x 1.03m (4'3" x 3'5"): With uPvc front door and beechwood floor which runs through to the living room.

**Living Room** 4.16m x 3.24m (13'8" x 10'8"): The living room features a redbrick fireplace with a solid fuel stove. Either side of the fireplace are fitted storage and display units.

**Inner Hall** 1.78m x 1.28m (5'10" x 4'2"): With beech floor and Stira stairs to part floored attic.

**Kitchen** 3.75m x 2.4m (12'4" x 7'10"): The kitchen is fitted with an array of beech shaker style cabinets with a tile splashback and linoleum floor. It includes a ceramic hob, double oven and fridge freezer and is plumbed for a washing machine/dryer. With hotpress and door to back garden.

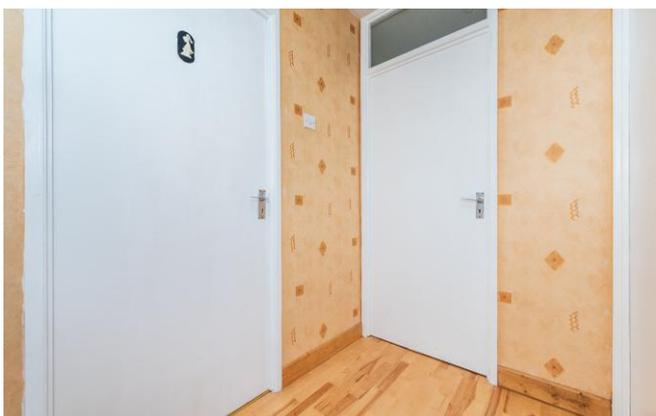
**Bedroom 1** 4.15m x 2.68m (13'7" x 8'10"): This is a spacious double bedroom to the front of the house, with fitted Sliderobes and a carpet floor

**Bedroom 2** 3.62m x 2m (11'11" x 6'7"): Bedroom 2 has a view over the back garden, carpet floor and fitted wardrobes.

**Bathroom** 2.36m x 1.43m (7'9" x 4'8"): The bathroom comprises wc, wash hand basin and bath with overhead electric shower. With tiled surrounds and attractive tile floor.

**Outside** The rear garden is in lawn and ready for landscaping. It includes a wooden shed (2m x 2.5m) To the front there is ample off street parking and a border filled with shrubs such as photinia, orange blossom, heather and cordyline.





#### Special Features & Services

- Built in 1980's.
- Extends to 48m<sup>2</sup> approximately.
- Oil fired central heating and solid fuel stove.
- Fitted alarm system.
- Double glazed uPVC windows.
- Front garden with off-street parking.
- Rear garden in lawn with wooden shed.
- Listed appliances included.
- Beside green area.
- A short walk to local doctors practice adjacent to the pharmacy.
- Close to Naas General Hospital and the Vista Centre.
- Beside two primary schools, local shop, church, park, playground and close access to Railway line walk.
- Short stroll to busy Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Arrow rail link in Sallins with links to Heuston station and the docklands.

**BER** BER D1, BER No. 118324557





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### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

### DIRECTIONS

From Naas, take the Blessington Road, passing the Tesco Extra on the right-hand side. Follow the road to the second set of traffic lights where you will turn right. Then take the second left turn into Hazelmere. Take the next turn right and follow the road into the cul de sac. Number 127 will be the second last house on the right.

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