

For Sale

Asking Price: €435,000

**Sherry
FitzGerald**
O'Reilly



81 Morell Drive,
Naas,
Co. Kildare,
W91 TRC6.

BER C2

sherryfitz.ie



Sherry Fitzgerald O'Reilly are delighted to present to market number 81 Morell Drive, a spacious 3 bedroomed semi-detached home, perfect for a growing family.

This is a light filled family home, presented in excellent condition, which has been extended to rear creating a stunning kitchen/living/dining area.

Number 81 is in a prime location. It is just a short walk to the Monread Park, Monread Shopping Centre, local primary and secondary schools, leisure centre, sporting facilities and crèche.

This home is perfectly located for the commuter as it is less than 5 minutes drive to the M7/N7 interchange and the Arrow rail link at Sallins is a 20 minute walk away.

Accommodation in this fine property briefly comprises entrance hall, sitting room, office, kitchen/dining/living room, utility room, guest wc. Upstairs 3 bedrooms, one en-suite and a family bathroom.



Accommodation

Entrance Hallway 4.93m x 1.82m (16'2" x 6'): The bright entrance hallway has a composite front door and a ceramic tile floor.

Sitting Room 4.8m x 3.42m (15'9" x 11'3"): The stylish sitting room is a generous room featuring a cast iron fireplace with a granite hearth. It includes fitted shelving and a rustic oak laminate floor.

Kitchen/Living/Dining Area 7.58m x 5.25m (24'10" x 17'3"): This is a stunning room which has been extended to create a light filled living space. There is a wall of window, incorporating double doors to the garden, and Velux windows overhead. The kitchen is fitted with a range of solid oak cabinets in an attractive light grey, with an oak worktop, ceramic sink and a breakfast bar with seating. It includes a gas hob, Bosch double oven, fridge freezer, combi oven and an integrated dishwasher. The splashback is in classic metro tile and complements the ceramic tiled floor.

Office 2.07m x 1.9m (6'9" x 6'3"): The office has a tiled floor and fitted shelving.

Utility Room 1.9m x 1.62m (6'3" x 5'4"): The utility room includes a washing machine and dryer, tiled floor, worktop and shelving. With door to office.

Guest WC 1.53m x 0.8m (5' x 2'7"): With wc, whb and tiled floor.

Upstairs Landing 2.64m x 2.42m (8'8" x 7'11"): The landing benefits from a large window on the return. It has a carpet floor and a hotpress off. With attic access.

Bedroom 1 4.21m x 3.08m (13'10" x 10'1"): This is a large double bedroom to rear with built-in wardrobes and a carpet floor.

En-Suite 2.26m x 1.21m (7'5" x 4'): The en-suite includes wc, whb and shower unit with electric shower. It has a tiled floor and surrounds.

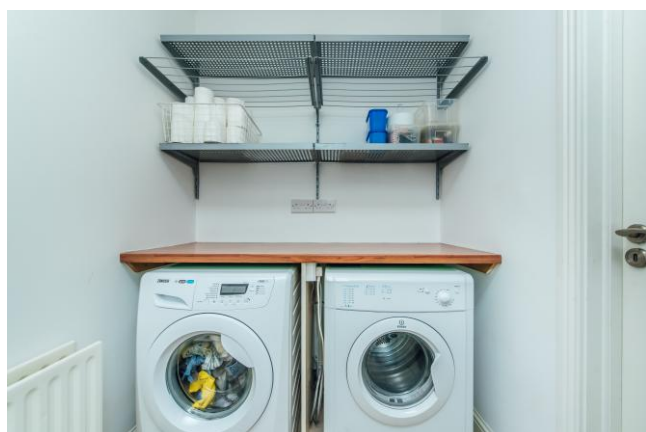
Bedroom 2 3.74m x 2.9m (12'3" x 9'6"): This is a spacious double room to front with a fitted wardrobe and carpet floor.

Bedroom 3 2.7m x 2.4m (8'10" x 7'10"): With front view, this is a single bedroom with fitted wardrobe and shelving and a carpet floor.

Family Bathroom 2.23m x 2.2m (7'4" x 7'3"): The bathroom includes bath, wc and whb, with a tasteful wood effect tiled floor.

Outside To the front the garden is in lawn with hedging to front and side. With off street parking for two cars. There is a gated side entrance to the rear garden. The lovely rear garden is mostly in lawn with two patios. There is an abundance of planting with a wide variety of shrubs, climbers, and perennials filling the flower beds. A raised fruit and vegetable patch is perfect for the children to tend. With shed to rear (3m x 2m).





Special Features & Services

- Built circa 1995.
- Extends to a generous 111m² of accommodation.
- Family friendly home in an ideal location.
- Light filled home in excellent decorative order throughout.
- Gas fired central heating.
- Double glazed uPVC windows.
- Low maintenance exterior finish.
- Off-street parking for two cars.
- Spacious garden to rear with patios, lawn and lots of planting.
- Upvc fascia and soffits.
- Fitted alarm system.
- All carpets, some curtains, blinds, light fittings and appliances included.
- Easy access to M7/N7 and to the Arrow rail link in Sallins.
- A very short stroll to the Monread Shopping Centre, Monread Park and leisure centre.
- Easy walk to both primary and secondary schools.
- Within walking distance of the centre of Naas town with its array of shops, restaurants, theatre and sporting facilities.

BER BER C2, BER No. 115205098.





NEGOTIATOR

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DIRECTIONS

From Naas town, take the Sallins Road. At the roundabout take the third exit onto Monread Road. Take the next right turn onto Morell Road. Take the third right turn. Number 81 is on the left-hand side.

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