

For Sale

Asking Price: €499,000

**Sherry
FitzGerald**
O'Reilly



42 Cherry Grove,
Naas,
Co. Kildare,
W91 XWH6.

BER C1

sherryfitz.ie



Sherry FitzGerald O' Reilly are pleased to introduce you to 42 Cherry Grove, a 3 bedroom detached dormer bungalow set in a well-established residential area of Naas. This property offers a wonderful opportunity to settle into a superb family-friendly community.

Nestled just off the Sallins Road, Cherry Grove offers the ultimate in convenience. From here, it's just a short walk to Naas town centre, with its vast selection of shops, restaurants, bars, and leisure facilities. Nearby are the local primary school, Naas GAA, Monread Park, leisure centre, and Monread shopping centre.

For commuters, this home provides quick access to the M7/N7 motorway and is within walking distance of the Sallins rail station with regular trains to Heuston and Connolly Stations.

This is a bright and spacious family home with a large garden to rear offering space for possible extension (subject to planning permission). Its generous living space and enviable location make it the perfect choice for a growing family looking for a home that combines comfort, space, and convenience.

Accommodation in this lovely home briefly comprises – hallway, sitting room, family room, kitchen/dining room,



Accommodation

Entrance Hallway 3.45m x 3m (11'4" x 9'10"): The entrance hall is laid with ceramic tiles which run through to the kitchen. It includes an understairs storage press (1.32m x 0.72m).

Living Room 4.13m x 3.96m (13'7" x 13'): The focal point of the cosy sitting room is the fireplace with a cast iron stove, slate hearth and oak beam mantle. A cabinet is built into one side with shelving, storage and a granite top. The room is fitted with a warm engineered oak floor.

Family Room 3.3m x 2.48m (10'10" x 8'2"): Located just off the kitchen, the family room overlooks the front garden. It includes an oak floor and entertainment storage unit.

Bathroom 2.23m x 1.9m (7'4" x 6'3"): The bathroom comprises - bath with electric shower, wc, and washbasin, with attractive tiling to floor and walls.

Kitchen/Dining Room 6.32m x 4.13m (20'9" x 13'7"): The kitchen/dining room is a bright space, with large windows on two sides. It is fitted with a generous range of shaker-style beech wood cabinets and drawers, offering lots of storage, and an island offering further storage and wine racks. Included in the kitchen are a five-ring gas hob, double oven, side by side fridge and freezer, washing machine, tumble dryer and dishwasher. With back door to garden.

Upstairs

Landing 3m x 0.92m (9'10" x 3'): This is a bright landing with a Velux window on the return. There is carpet to the floor and stairs. Hotpress off.

WC 1.16m x 1.16m (3'10" x 3'10"): With wc, vanity and heated towel rail, it has a mosaic tile backsplash and a linoleum floor.

Bedroom 1 4.42m x 3.38m (14'6" x 11'1"): This is a spacious room, with two windows overlooking the front garden. It offers an ample selection of storage options, with a wall of Sliderobes and further cabinets with drawer, shelf and rail storage either side of the bed. It has a carpet floor.

Bedroom 2 5.1m x 3.32m (16'9" x 10'11"): Bedroom 2 is a roomy double with rear aspect and carpet floor. It is completed with fitted wardrobes and shelving.

Bedroom 3 3.5m x 2.88m (11'6" x 9'5"): This is a double bedroom with fitted wardrobe and carpet floor, a large Velux window offering lots of light, and access to the part-floored attic via a pull down attic stairs.

Outside The front garden is in lawn with a colourful border planted with maple acer, photinia, cherry blossom, roses and hydrangea. The driveway can accommodate 2/3 cars off street. There is a wide double gated side access to the spacious rear garden. This garden features a glossy lawn, paved pathways and raised beds filled with roses, Portuguese laurel and rosemary. Included are the metal shed (3.4m x 3m) with shelving, and the wooden fuel shed which houses the oil tank.





Special Features & Services

- Extends to a generous 116m² approximately of accommodation.
- uPVC double glazed windows.
- Oil fired central heating with Google nest thermostat.
- Off street parking for 2/3 cars.
- uPVC fascia and soffits.
- All listed appliances included.
- A short stroll to the centre of Naas town with its vibrant selection of shops, restaurants and sporting facilities.
- Monread Park, Leisure centre, GAA, Canal tow path walks and local primary school all close by.
- Short walk to the Monread Shopping centre.
- Short drive to Junction 9/9A of the N7/M7.
- Twenty-five-minute walk to Sallins train station with commuter train to Heuston and Connolly stations.

BER BER C1, BER No. 118640432.







NEGOTIATOR

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

DIRECTIONS

From Naas town centre, take the Sallins Road R407, passing the Applegreen service station on the right. Continue straight and it is the second estate on the right-hand side. On entering Cherry Grove, take the left turn and follow the road to the right. Take the next left turn and left again. And it will be half way down the cul de sac, on the right hand side.

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.
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