



BER D1

SUPERB DETACHED BUNGALOW ON C. 0.2 ACRE

LISNAREE, BLESSINGTON ROAD, NAAS, CO. KILDARE

Guide Price: €395,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

LISNAREE, BLESSINGTON ROAD,
NAAS, CO. KILDARE

DESCRIPTION:

Lisnaree is a detached home on a generous site of c. 0.2 Acres in a Town Centre location on the Blessington Road adjacent to Tesco and only a short walk from Poplar Square. Presented in excellent condition throughout extending to c. 105.11 sq.m. (c. 1,130 sq.ft.) with PVC double glazed windows, gas fired central heating, PVC fascias/soffits, side access on both sides of house with gates and maple fitted kitchen. Approached by a recessed entrance to a large tarmacadam forecourt, the site is enclosed by trees and hedges with rear garden in lawn, not overlooked and covered paved patio area.

Naas is a sought after town with all the amenities on your doorstep including schools, churches, restaurants, pubs and superb selection of shops. Commuters have the benefit of the train service from Sallins, bus route from Poplar Square and M7 Motorway access closeby at Junction 9. Local employers include Green Isle Foods, QK Meats, Kerry Foods Facility and many Campuses within easy access such as Pfizer, City West, Park West, Grange Castle.

Local amenities include GAA, rugby, soccer, tennis, swimming, golf, horseriding, hockey and horse racing in Naas, PuncHESTOWN and Curragh.

ACCOMMODATION:

Entrance Hall: 4.0m x 1.18m
With parquet floor.

Sittingroom: 6.8m x 3.5m
With part parquet floor, slate fireplace, gas fire and coving.

Kitchen: 8.14m x 3.2m
With maple shaker built in ground and eye level presses, ss sink unit, utility press (plumbed), integrated Bosch dishwasher, French doors to rear garden, vaulted wood panelled painted ceiling, tiled floor and surround.

Bedroom 1: 4.25m x 3.56m
With range of built in walnut wardrobes.

Bedroom 2: 3.56m x 3.18m

Bedroom 3: 3.1m x 2.5m
With wall to wall mirrored sliding wardrobes

Bathroom:
Fully tiled, bath with shower attachment, w.h.b., heated towel rail and separate shower over bath.

Separate Toilet
With tiled floor

Stira Folding Attic Stairs to:

Attic Storage partly floored

OUTSIDE:

Approached via a recessed entrance to a large tarmacadam forecourt, the site is enclosed by trees and hedges with south west facing rear garden mainly in lawn and not overlooked from rear. Covered paved patio area, side access on both sides with gates. Barna shed, flower beds. Outside tap and socket.

FEATURES:

- c. 1,130 sq.ft. residence on c. 0.2 Acres
- PVC double glazed windows.
- PVC fascias/soffits.
- Gas fired central heating.
- Excellent central location in walking distance of Poplar Square.
- Good road and rail infrastructure closeby.
- Covered Paved patio area
- Large west facing rear garden.

SERVICES:

Mains water, mains drainage, gasfired central heating, broadband and refuse collection.

SOLICITOR:

Patrick J Farrell & Co., Charlotte Street,
Newbridge

BER: D1

BER Certificate: 108705286

INCLUSIONS:

Carpets, Curtains, Blinds, Light Fittings,
Dishwasher, Wardrobes and Barna Shed

GUIDE PRICE: €395,000

CONTACT:

Liam Hargaden

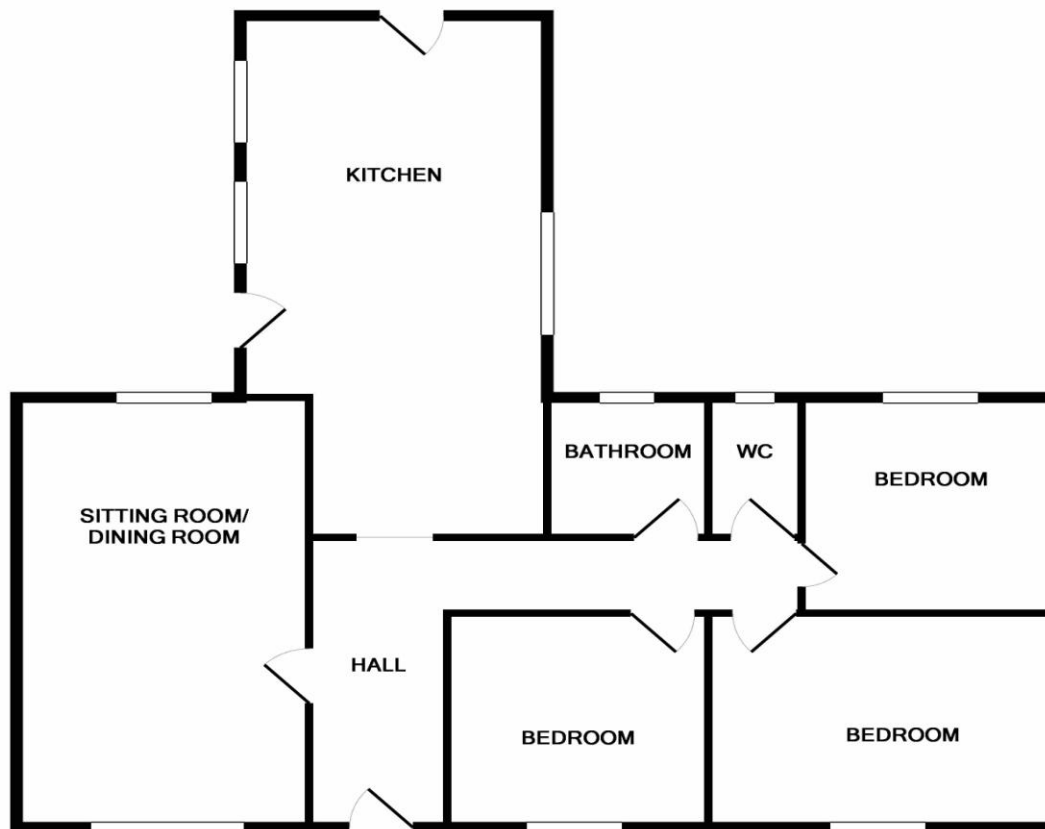
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VIEWING STRICTLY BY APPOINTMENT
WITH SOLE SELLING AGENT







TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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JORDAN 

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