

For Sale

Asking Price: €340,000

Sherry
FitzGerald
O'Reilly



18 Our Ladys Place,
Naas,
Co. Kildare
W91

BER C3

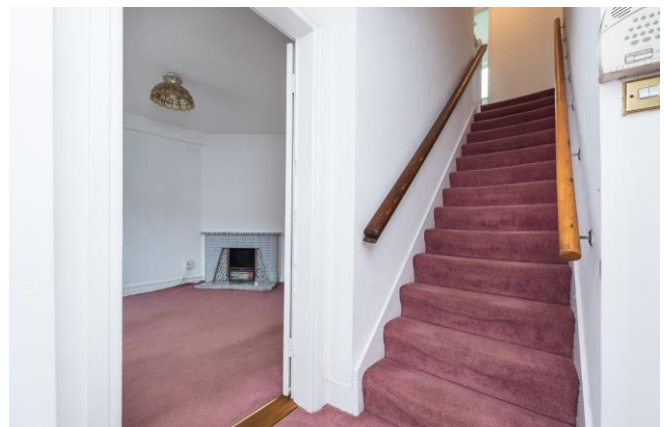
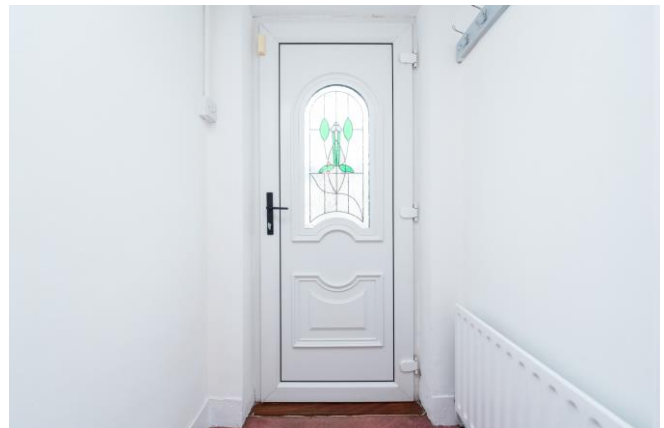
sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to bring to market number 18 Our Lady's Place, a 3 bedroomed end of terrace home located in a mature estate close to the banks of the Grand canal. Number 18 boasts a spacious garden to rear offering the possibility of expansion (subject to planning permission)

In an ideal location, this home is within a short stroll of Naas town centre. It is walking distance to most Naas schools, both primary and secondary, shops, leisure centre, playground, library, restaurants and bars. From here it is a short drive to the M7 and the Arrow train station in Sallins. The bus service to Dublin is just a five minute' walk away.

This is a bright and deceptively spacious home which comprises entrance hall, sitting room, living room, kitchen/dining. Upstairs there are 3 bedrooms and a family bathroom. Outside, there is covered access to the block built shed which includes the washing machine, the boiler and a separate wc.



Accommodation

Entrance Hallway 2.38m x 1.22m (7'10" x 4'):
The hall has a pvc front door and carpet to floor and stairs.

Sitting Room 4.85m x 3m (15'11" x 9'10"):
The sitting room is of dual aspect with views to the front and rear gardens. It features a tile fireplace and carpet floor.

Living Room 3.91m x 3.16m (12'10" x 10'4"):
The living room to front, has a carpet floor, tile fireplace with open fire and sliding door to the kitchen.

Kitchen/Dining 4.37m x 4.07m (14'4" x 13'4"):
The kitchen is fitted with a selection of cabinets and a tile splashback, with linoleum floor. It includes a freestanding cooker, extractor, fridge freezer and dishwasher.

Landing 2.17m x 2m (7'1" x 6'7"):
With hotpress off and attic access.

Bedroom 1 5m x 3.05m (16'5" x 10'):
This is a large bedroom of dual aspect. It is part divided by the fitted wardrobes in the centre of the room.

Bedroom 2 4.16 x 3.38m (4.16 x 11'1"):
A double bedroom with front views. it has a carpet floor, built in wardrobe and original cast iron fireplace.

Bedroom 3 3.32 x 2.4m (3.32 x 7'10"):
This is a single room to rear, with built in wardrobe and carpet to floor.

Shower Room 2.55x 1.66m (2.55x 5'5"):
The shower room is attractively tiled. It includes wc, wall hung wash hand basin and a large shower.

Outside There is covered access from the Kitchen to the block built shed (2m x 1.6m) which contains the washing machine and boiler and a separate wc.





Special Features & Services

- Built in 1951.
- Extends to 104m2 approximately.
- Oil fired central heating
- Upvc double glazed windows
- All blinds, carpets and curtains included
- uPVC soffits and fascia to front
- Fitted alarm
- Parking for two cars offstreet
- Spacious rear garden in lawn with cobblelock patios
- All appliances included
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities and to the tow path of the Grand canal
- Within walking distance of most Naas schools
- Short drive to M7/N7 and to the Arrow rail link in Sallins.

BER BER C3, BER No. 117171363





NEGOTIATOR

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DIRECTONS

The front garden is in lawn and there is parking for two cars off street on the driveway. The back garden is in lawn with a magnolia tree, laurel hedging and lots of climbers. There is a cobblelock patio to the rear of the house, and a large wooden shed (3.5m x 2.5m).

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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