



20 Greenaun, Naas, Co. Kildare, W91 XA3T.

BER D2

Sherry
FitzGerald
O'Reilly

***20 Greenaun,
Naas,
Co. Kildare,
W91 XA3T.***

***An elegant, detached family
home set in an exclusive
estate of just 28 detached
houses off the Dublin Road
in Naas.***

***Viewing strictly by
appointment.***

Asking Price €620,000

***Selling agents
Sherry FitzGerald O'Reilly***

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BER D2, BER No. 111859799.



Sherry FitzGerald O'Reilly are delighted to present to market 20 Greenaun, an elegant, detached family home set in an exclusive estate of just 28 detached houses off the Dublin Road in Naas.

The property boasts well-proportioned accommodation with four bedrooms and spacious gardens.

Greenaun is perfectly positioned in the heart of Naas, adjacent to Naas Lawn Tennis Club. It is a short stroll to the vibrant centre of town, with its wide array of shops, restaurants, bars, the Moat theatre, hospital, and several schools and crèches.

For the commuter, the bus stop is easily accessible by foot. Additionally, the M7/N7 interchange and Sallins train station, which provides services to Dublin Heuston and Connolly, are a short distance away.

Accommodation in this fine home comprises - entrance porch, hallway, sitting room, dining room, kitchen, guest wc, 4 bedrooms (one en-suite) and bathroom.

Accommodation

Porch 2.22m x 0.68m (7'3" x 2'3"): The porch with sliding uPvc door has a traditional terracotta tiled floor.

Entrance Hall 5.76m x 1.93m (18'11" x 6'4"): The hall is floored in beechwood, with carpet to the stairs, and it has an understairs storage press.

Sitting Room 6.23m x 3.65m (20'5" x 12'): This is a bright and spacious room featuring a cast iron and tile fireplace and a solid wooden floor which runs through to the dining room



Dining Room 3.64m x 2.85m (11'11" x 9'4"): Double doors lead from the sitting room to the dining room, and it is also linked by doors to the kitchen and outside to the patio.

Kitchen 6.06m x 2.67m (19'11" x 8'9"): The dual aspect kitchen is a light filled space. It is fitted with an array of cabinets offering ample storage and a bespoke radiator cover with shelving. All are complimented by a metro tile splashback and porcelain tile floor. The appliances included are the ceramic hob, double oven, washer/dryer, dishwasher and fridge freezer. With back door to garden.

Guest WC 1.81m x 0.72m (5'11" x 2'4"): With wc, wash basin and porcelain tiled floor.





Upstairs

Landing 4.2 x 1.66m (4.2 x 5'5"): The bright landing has a carpet floor, hot press off and attic access.

Bedroom 1 4.02m x 2.92m (13'2" x 9'7"): Bedroom 1 is a generous room to front with fitted wardrobes and carpet floor.

En-Suite 1.9m x 1.57m (6'3" x 5'2"): The en-suite comprises a corner shower with rainfall head and riser, wc and wash basin, with tiling to floor and surrounds.

Bedroom 2 3.56m x 2.94m (11'8" x 9'8"): This double room to the rear features built in wardrobe and dressing table and carpet floor.

Bedroom 3 2.65m x 2.5m (8'8" x 8'2"): This bedroom with rear view includes fitted wardrobes and dressing table with carpet floor.

Bedroom 4 2.68m x 2.44m (8'10" x 8'): Bedroom 4 is currently used as an office. It includes a fitted wardrobe and carpet floor.

Bathroom 2.33m x 1.66m (7'8" x 5'5"): The family bathroom is tiled to floor and walls. It comprises wc, wash basin and bath.





Special Features & Services

- Built circa 1990.
- Extends to 123m² approximately.
- Natural gas central heating.
- Double glazed windows – Upvc to front and hardwood to rear.
- Cobblelock drive with off-street parking for three cars.
- Carpets, curtains, listed appliances and light fittings included.
- uPvc soffit and fascia.
- Beside large green area.
- Spacious rear garden with lawn and patio, side storage shed and block built shed.
- A short stroll to Naas Main Street and within walking distance of primary and secondary schools, shops, crèche, leisure centre, cinema and local park.
- Short drive to M7/N7 interchange or the Commuter train in Sallins with access to Heuston station and the docklands.
- Bus stops close by for access to Dublin, Kildare, Carlow, Maynooth.



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Outside The front garden is in lawn with hedging either side and beds filled with hydrangea. The cobblelock drive offers space for three cars. To one side the passageway has been roofed and gated to create a storage shed with shelving (8.65m x 1.23m).

The spacious rear garden is not overlooked. Outside the Dining room doors is a railed and paved patio, with planters all around filled with star Jasmine, heather and laurel. The lawn is edged with stone paths and laurel hedging. The block built shed (3.44m x 2.26m) includes electricity.

Directions

Driving from Naas town centre on the Dublin Road, turn left at the Hyundai garage. Take the first right through the pillars into Greenaun and follow the road to number 20 on the right-hand side.





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