



*24 Cherrygrove, Naas, Co. Kildare, W91 PT7W.*



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Naas,  
Co. Kildare,  
W91 PT7W.***

***A superb 4 bedroomed  
detached family home  
nestled within a tranquil,  
established residential area  
of Naas!***

***€579,000***

***Viewing strictly by  
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to present 24 Cherry Grove, a superb 4 bedroomed detached family home nestled within a tranquil, established residential area of Naas.

Perfectly positioned just off the Sallins Road, Cherry Grove offers excellent convenience as it's just a short stroll to Naas town centre, with its array of shops, restaurants, bars, boutiques and leisure amenities. The local primary school, Monread Park, leisure centre, shopping centre, creche, and many sporting facilities are all within easy walking distance. It offers quick access to the M7/N7 motorway and is with walking distance of the rail station in Sallins. This is a bright and spacious family home with a wonderful layout throughout. With all the space it offers and its enviable location, this is the perfect home for a growing family.

The well-proportioned accommodation in this superb family home comprises -downstairs – entrance porch, hallway, sitting room, living room, kitchen /dining room, utility room/ wc. Upstairs- 4 bedrooms (one en-suite), family bathroom. Outside – metal and wooden sheds.



**Entrance Porch** 2m x 1.5m (6'7" x 4'11"): The entrance is floored in oak.

**Hallway** 4.57m x 2.27m (15' x 7'5"): The hallway has a solid oak floor which runs through to the sitting room, living room and dining area offering a great sense of continuity.

**Sitting Room** 4.4m x 3.7m (14'5" x 12'2"): The spacious sitting room is full of light from the large window to front which overlooks the green area. It has a feature fireplace of cast iron with an inset solid fuel stove. Double doors bring you to the dining area.

**Living Room** 4.67m x 2.83m (15'4" x 9'3"): This is a versatile room with a large window to front and a cast iron fireplace with inset gas fire.









**Kitchen/Dining Area** 8m x 3.4m (26'3" x 11'2"): This is a substantial space to the rear of the house. The kitchen area is fitted with a selection of cream painted cabinets and drawers, wine and plate racks and display cabinets. Included are a dishwasher, fridge freezer, ceramic hob and oven. The kitchen floor is tiled and the dining area is laid in oak. With back door to garden.

**Utility/WC** 1.95m x 1.55m (6'5" x 5'1"): With wc, wash basin and understairs storage. It has a tiled floor, worktop and washing machine, with place for a tumble dryer.

## Upstairs

**Landing** 4.38 x 2.88m (4.38 x 9'5"): This is a bright landing with a large window on the return. With hotpress off and attic access via ladder stairs.









**Bedroom 1** 4.4m x 3.6m (14'5" x 11'10"): This is a generous double bedroom to the front of the house. It is fitted with a large range of shaker beech style wardrobes and a laminate oak floor.

**En-Suite** 2.36m x 1.17m (7'9" x 3'10"): Comprising a suite of wc, wash basin and shower unit with Triton electric shower. The room is fully tiled.

**Bedroom 2** 3.42m x 3.2m (11'3" x 10'6"): A large double bedroom to the rear of the house, it has a carpet floor and fitted wardrobes and drawers.

**Bedroom 3** 3.72m x 3.47m (12'2" x 11'5"): This is a double room to the rear with a laminate oak floor.

**Bedroom 4** 3m x 2.36m (9'10" x 7'9"): A single room with front views, it has a fitted wardrobe and laminate floor.

**Family Bathroom** 2.43m x 1.77m (8' x 5'10"): The bathroom features attractive tiles and wainscotting with a tile floor. It includes wc, wash hand basin and bath with overhead thermostatic power shower.



## Special Features & Services

- Built circa 1983.
- Extends to a generous 141m<sup>2</sup> of accommodation.
- Inviting family home in a prime location.
- uPVC double glazed windows.
- Oil fired central heating.
- Off street parking.
- Facing charming green area.
- uPVC fascia and soffits.
- Listed appliances included.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Close to the Monread Park, Leisure centre, GAA, Canal tow path walks and local primary school
- Easy 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,







**Outside** There is a lovely aspect to front, overlooking the green area with its many mature trees. The garden is in lawn with beds filled with shrubs such as bay, yucca and euonymus. There is off street parking for one car, and gated access on one side. The back garden is in lawn with surrounding planting of cotoneaster, roses and climbers. There are two sheds, a Metal shed (3.5m x 2.5m) and a wooden shed (2.4m x 1.85m).

### 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 right turn. Number 24 is halfway down on the left-hand side opposite the green area.

**BER** BER D1 BER 113460877.







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