

# For Sale

Asking Price: €530,000

**Sherry  
FitzGerald**  
O'Reilly



18 The Park,  
Pipers Hill,  
Naas,  
Co. Kildare,  
W91 K4V2.

**BER** A2

[sherryfitz.ie](https://sherryfitz.ie)



Sherry FitzGerald O'Reilly proudly presents 18 The Park, an impressive 3 bedroomed semi-detached residence situated within the much sought-after Pipers Hill estate on the Kilcullen Road, Naas. Presented in show home condition, this exceptionally spacious and light-filled property offers many energy-efficient features with high-quality fixtures and fittings throughout. Notably, the attic space is primed for expansion, featuring a dormer and Velux windows, offering exciting potential for additional accommodation.

This superb family home is situated close to Naas town with its array of shops, boutiques, restaurants, bars and many leisure facilities. It is within five minutes' walk to three primary schools and a secondary school, and beside Killashee House Hotel with its wonderful restaurant, café, gardens, leisure centre and spa.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, guest wc, sitting room, kitchen/dining/living room, utility room. Upstairs - 3 bedrooms (one en-suite).





## Accommodation

**Entrance Hallway** 4.3m x 2.87m (14'1" x 9'5"): The entrance hall is a bright and welcoming space, with a porcelain tile floor and carpet to stairs.

**Sitting Room** 5.87m x 3.26m (19'3" x 10'8"): This is an elegant Sitting room which features a generous box bay window and a charming inset woodburning stove standing on a granite hearth. Double doors lead to the living/dining area.

**Guest WC** 1.67m x 1.42m (5'6" x 4'8"): Included are a wc and wash basin with tile floor and splashback, extractor and heated towel rail.

**Kitchen/Dining/Living Room** 6.5m x 5.43m (21'4" x 17'10"): This wonderfully spacious, dual-aspect kitchen is flooded with natural light and features French doors that open onto the patio, creating a seamless indoor-outdoor flow. It boasts a superb range of contemporary, handleless cabinets and drawers, along with a large quartz-topped island that incorporates an undermount sink, integrated dishwasher and bins, and casual seating. Kitchen appliances include a ceramic hob, double oven, and fridge freezer.

**Utility Room** 1.41 x 1.26m (1.41 x 4'2"): The utility is fitted with a tile floor, shelving, worktop and washing machine.

## Upstairs

**Landing** 5m x 1.35m (16'5" x 4'5"): The stairs and landing are fitted with a luxurious carpet floor.

**Bedroom 1** 4m x 3.75m (13'1" x 12'4"): The generous master bedroom is of rear aspect. It is fitted with a selection of wardrobes and an oak laminate floor.

**En-Suite** 2.27m x 1.55m (7'5" x 5'1"): In the en-suite there is a large shower cabinet with low profile tray and pumped shower. With heated towel rail, hidden cistern wc and wash basin. The floor and shower are tiled.

**Bedroom 2** 3.55m x 3.7m (11'8" x 12'2"): Bedroom 2 is to the front with a large box bay window. It features a wall of wardrobes offering lots of storage and an oak laminate floor underfoot.

**Bedroom 3** 3.77m x 2.53m (12'4" x 8'4"): This is a small double to rear with fitted wardrobes and laminate floor.

**Bathroom** 2.51m x 1.7m (8'3" x 5'7"): With tiling to floor and surrounds, this bathroom comprises wc, wash basin, heated towel rail and bath. With ceiling and wall lighting.

**Outside** To front the driveway is in cobblelock with parking for 2/3 cars and laurel hedging on both sides. There is spacious access to side with gate leading to the south facing rear garden. The back garden features a large, paved patio stretching the width of the property, with the rest of the garden in lawn, a blank canvas ready for landscaping. With metal shed 2.25m x 2.25m.





### Special Features & Services

- Built circa 2015.
- Part of the Pipers Hill development by Ballymore Homes.
- A rated family home.
- Spacious family friendly accommodation of 126m<sup>2</sup> approximately.
- Potential to create accommodation of 7m x 4m in prepared attic space.
- In excellent decorative order throughout.
- Fully alarmed.
- Double Glazed windows and composite front door.
- uPVC Soffit and fascia.
- Low maintenance exterior.
- Quality carpets and and blinds included.
- Contemporary bathroom sanitary ware and fittings.
- Includes all appliances and light fittings.
- Air to water heating system and high levels of insulation throughout.
- Photovoltaic solar panels for water heating.
- Extra high ceilings.
- Cobblelock driveway with ample off street parking.
- Rear garden in lawn with paved patio and metal shed.
- 5-minute walk to three primary schools (including a Gaelscoil) and a secondary school.
- Short walk to Killashee House hotel, Gym and Spa.
- Close access to the bustling centre of Naas town with its vast array of shops, boutiques, bars, restaurants, theatre, hospital, racecourse, and excellent sporting facilities.
- Close access to M7/N7 and M9 junction.
- 15-minute drive to the Arrow commuter train in nearby Sallins.

**BER** BER A2, BER No. 108626730









#### NEGOTIATOR

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#### DIRECTIONS

Take the Kilcullen Road, passing Swans on the Green on your left. Drive straight through the next roundabout. At the next set of traffic lights take a left into Pipers Hill. Take a left at the roundabout, then take the second left and it will be half way down the road on the left.

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