

For Sale

Asking Price: €498,000

Sherry
FitzGerald
O'Reilly



1 St. Joseph's Road,
Naas,
Co. Kildare,
W91 XYX6.

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sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 1 St. Josephs Road, a fine 3 bedroomed home in a prominent location in Naas Town. St Joseph's Road is a highly regarded residential neighbourhood, a cul de sac of just twelve properties off the Sallins Road, and just a stone's throw from the town's Main Street.

This home is set on very generous gardens of 0.3 acres approximately, a rarity so close to the centre of town, which offers outstanding potential for new owners to extend the property and create their perfect home.

Number 1 is situated in an ideal location, close to all the conveniences that the bustling Naas town can offer. From here it is a short stroll to excellent boutiques, restaurants, bars, schools, Theatre, the Grand canal towpath and many leisure facilities. The M7 and the rail link at Sallins are just a short drive away.

The well-proportioned accommodation comprises porch, hallway, sitting room, living room, kitchen, 3 bedrooms, bathroom. Outside- attached garage and shed.



Special Features & Services

- Built circa 1950.
- Extends to 93m² approximately of accommodation.
- Site of 0.3 of an acre approximately.
- Prime location in Naas town.
- Great potential to extend (subject to pp).
- uPvc double glazed windows (2013).
- Original doors and architraves.
- Oil fired central heating.
- Attached garage and shed.
- uPvc soffit and fascia.
- Both pedestrian and vehicle access with parking for 3 cars on gravel drive.
- A short stroll to the centre of Naas town with its array of shops, restaurants, sporting facilities and canal tow path walks.
- Within walking distance of most Naas schools both primary and secondary.
- Short drive to Junctions 9 and 9a of the N7/M7 and the Arrow rail line in Sallins with connections to Heuston, the docklands and Kildare.



Accommodation

Porch 1.48m x 1.16m (4'10" x 3'10"): The porch has a tile floor and uPvc front door.

Hallway The spacious hallway boasts high ceilings of 2.8m.

Sitting Room 3.65m x 3.63m (12' x 11'11"): The sitting room to front features a bay window and a tiled fireplace with open fire.

Living Room 3.65m x 3.62m (12' x 11'11"): This is a versatile room with side view and a tile fireplace with open fire.

Kitchen 3.63m x 2.63m (11'11" x 8'8"): The kitchen includes some fitted presses, sink and the boiler. With door to garden.

Bedroom 1 3.63m x 3.5m (11'11" x 11'6"): This is a spacious double bedroom, with views of the front garden through its bay window. It includes a built-in wardrobe.

Bedroom 2 3.64m x 3.36m (11'11" x 11'): This double bedroom to side has fitted wardrobes and a carpet floor.

Bedroom 3 2.9m x 2.56m (9'6" x 8'5"): A double room with rear garden views.

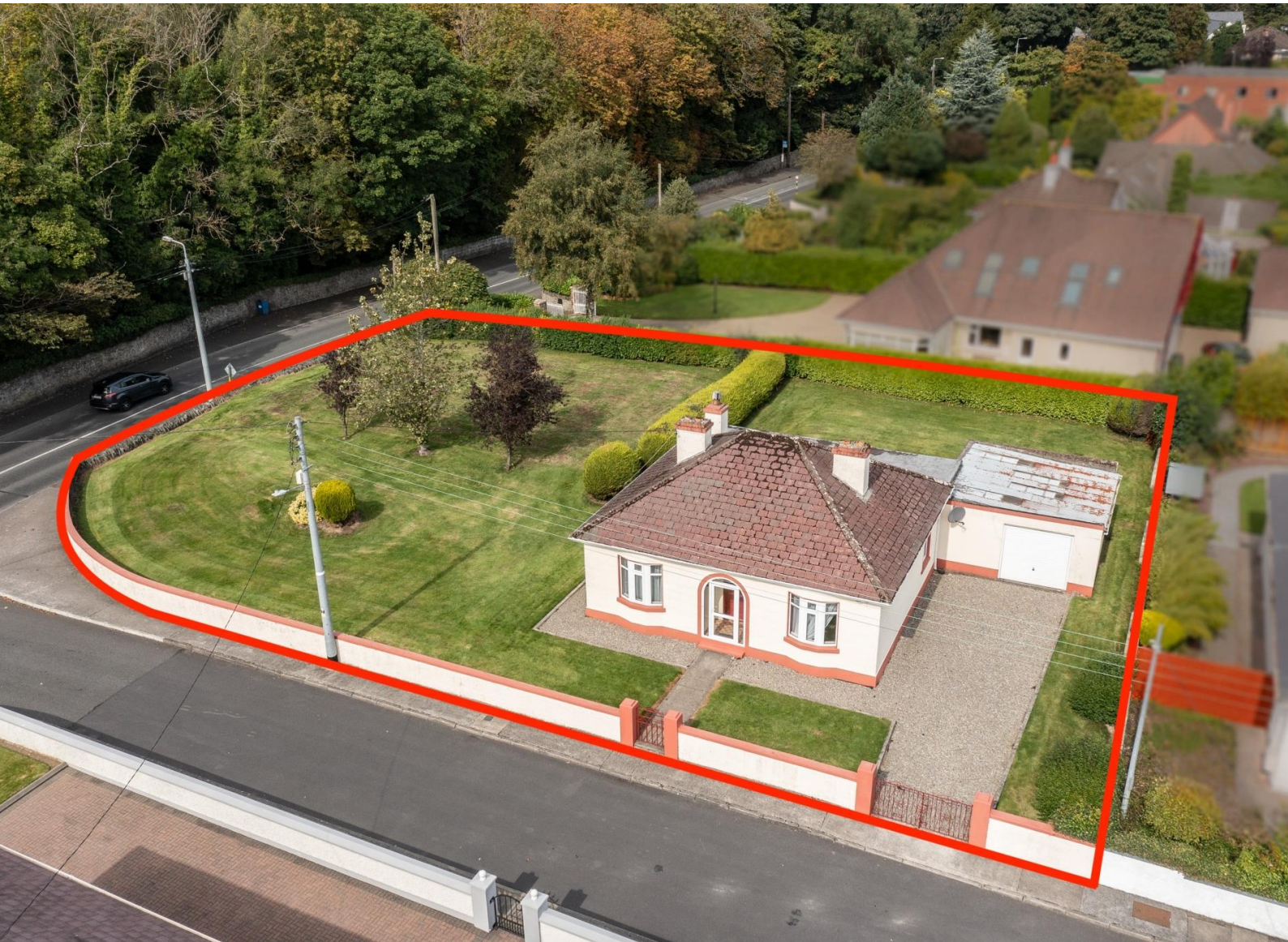
Bathroom 2.54m x 1.7m (8'4" x 5'7"): The bathroom comprises a wash basin, bath and wc.

Outside - Shed 5.24m x 1.9m (17'2" x 6'3"): Attached block built shed with rear access.

Garage 5.22m x 2.9m (17'2" x 9'6"): Attached garage with up and over door to the driveway.

Gardens The extensive gardens offer a vast lawn stretching to the side of the house, punctuated by a flower bed and specimen trees. An old stone wall fronts the Sallins Road and a laurel hedge defines the boundary to rear. At the back of the house is a large concrete patio and further lawn. To the front is both a pedestrian entrance and a gravel driveway with parking for three cars.





NEGOTIATOR

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DIRECTIONS

From Naas town centre, take the Sallins Road, and take the fourth turn right to turn onto St Josephs' Road. Number 1 is the first on the left hand side.

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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