

# For Sale

Asking Price: €445,000

Sherry  
FitzGerald  
O'Reilly



2 Oldtown Villas,  
Naas,  
Co Kildare,  
W91 VN3P

BER C1

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



Sherry FitzGerald O'Reilly are pleased to introduce you to 2 Oldtown Villas, a 3 bedrooomed semi-detached home located in a quiet cul de sac just off the Sallins Road in Naas.

Situated in a family friendly estate, with Monread Park on the doorstep, it is a short stroll to the local primary school, creche, the Monread Shopping Centre and the Naas Community College. It is just 20 minutes' walk from the centre of Naas town with all of its restaurants, boutiques, bars and leisure amenities. For the commuter, this is an ideal spot, with easy access to the N7/M7 and the commuter train in Sallins.

Accommodation briefly comprises- entrance hall, living room, kitchen/dining room, family room/office and guest wc. Upstairs there are 3 generous bedrooms (one en-suite) and a family bathroom.



## Accommodation

**Entrance Hall** 4.78m x 1.81m (15'8" x 5'11"): The bright hallway includes carpet to floor and stairs.

**Sitting Room** 5.12m x 4m (16'10" x 13'1"): The sitting room is a spacious sunny room with a box bay window. It features an open fire with marble fireplace and wooden surround. With carpet flooring.

**Family Room/Office** 4.42m x 2.21m (14'6" x 7'3"): This is a generous room to front with carpet floor, suitable as a fourth bedroom.

**Kitchen /Dining room** 6.02m x 3.28m (19'9" x 10'9"): The light filled kitchen is fitted with a range of storage presses. Included are an oven, gas hob and dishwasher. It has a tiled floor to the kitchen and laminate wood floor in the dining area. With sliding doors to the garden.

**Utility Room** 2.21m x 1.71m (7'3" x 5'7"): The utility comprises worktop, shelving, washing machine, gas boiler and back door. With tile floor.

**Guest WC** 1.44m x 0.78m (4'9" x 2'7"): With wc, wash hand basin and tiled floor.

**Upstairs** This is a bright landing with a window on the return, attic access and hotpress off.

**Bedroom 1** 4m x 3.35m (13'1" x 11'): The roomy master bedroom overlooks the rear garden. It has fitted wardrobes and a wooden floor.

**En-suite** 2m x 1.87m (6'7" x 6'2"): The ensuite comprises a shower unit, wc and wash basin, illuminated mirror and shelving. With porcelain tiling to floor and mosaic marble tiles to wall.

**Bedroom 2** 4.19m x 3.46m (13'9" x 11'4"): A large double bedroom to the front of the house, it has a bay window, wooden floor, tv point and built in wardrobe.

**Bedroom 3** 2.32m x 2.32m (7'7" x 7'7"): To the front of the house, this is a single bedroom with wardrobe and oak laminate floor.

**Family Bathroom** 2.22m x 1.88m (7'3" x 6'2"): The main bathroom has a tiled floor and tiled surrounds and includes bath, wc, and wash hand basin.

**Outside** The front garden is in lawn with evergreen trees and there is parking for two cars off street. With gated side access. The spacious rear garden is in lawn with some climbers and shrubs. With metal shed.





### Special Features & Services

- Built circa 1997.
- Extends to 119m<sup>2</sup> approximately.
- Located in a quiet cul de sac.
- Family friendly home in a prime location.
- uPVC double glazed windows.
- Natural gas central heating.
- Off street parking for 2 cars.
- Gated side entrance.
- uPVC fascia and soffits.
- All carpets and most appliances included.
- Fitted alarm.
- Large back garden in lawn.
- Metal shed to rear.
- Close to Monread Park, GAA club, Primary and secondary schools and Monread Shopping Centre.
- Short walk into Naas town with its selection of shops, restaurants and leisure facilities.
- Short drive to the improved M7/N7 or the Arrow commuter rail link in Sallins.

**BER** BER C1, BER No. 117591677





### NEGOTIATOR

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### Directions

From Naas town centre take the Sallins rd. Take the right turn opposite the Maxol service station and follow the road. Pass the crescent. Take the second left and number 2 will be on your 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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