

# For Sale

Asking Price: €330,000

Sherry  
FitzGerald  
O'Reilly



18 Pacelli Road,  
Naas,  
Co. Kildare,  
W91 KDR6.

BER D2

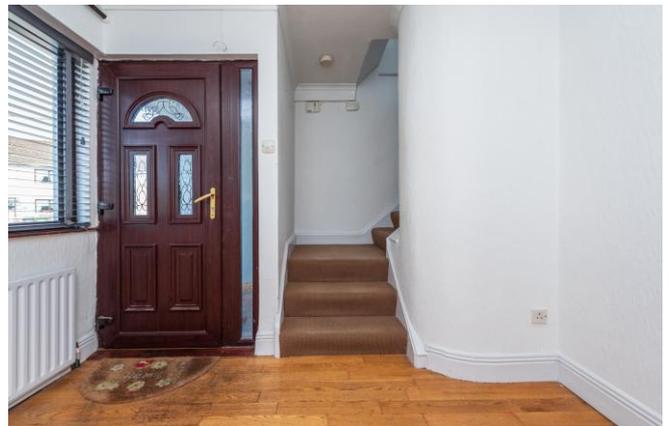
[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly welcome you to 18 Pacelli Road, a three bedroomed end of terrace home set in a mature estate in the heart of Naas town and close to the banks of the Grand canal.

This property is perfectly located within a short walk of Naas town centre. It is walking distance to most Naas schools, both primary and secondary, creches, shops, leisure centre, library, playground, skatepark, canalside walks, restaurants and bars. It is a short drive to the M7 and the Arrow train station in Sallins. The bus service to Dublin is just a five minute walk away.

The accommodation briefly comprises entrance hall, hall, living room, kitchen/dining, guest wc, family room, back hall/side storage/storage room. Upstairs 3 bedrooms and bathroom. Outside – boiler house.



## Accommodation

**Entrance Hall** 2.88m x 2.18m (9'5" x 7'2"): The entrance has an oak floor with carpet to stairs. Open to hallway.

**Hallway** 3.18m x 2.48m (10'5" x 8'2"): With oak floor and storage press off.

**Living Room** 6.2m x 3.15m (20'4" x 10'4"): The spacious living room feature a marble fireplace with open fire and an engineered oak floor. With double doors to the kitchen.

**Guest Bathroom** 3.3m x 2.2m (10'10" x 7'3"): The bathroom comprises a wc, wash basin and walk in shower. The shower features mosaic tiling to floor, and the bathroom walls are part tiled.

**Family Room** 3.62m x 3.48m (11'11" x 11'5"): This is a versatile room with a laminate oak floor.

**Kitchen /Dining Room** 5.78m x 3.45m (19' x 11'4"): The light filled Kitchen offers a selection of cabinets with a tile splashback. Included are a cooker with ceramic hob, dishwasher and fridge freezer. In the dining area, sliding doors open to the garden. Off the kitchen is a hall area (2m x 1.28m) with a linoleum floor.

**Bank Hall Area** 3.41m x 2.06m (11'2" x 6'9"): With uPvc door to garden and linoleum floor. Open to side storage and storage room.

**Side Storage** 8.18m x 0.85 (26'10" x 0.85): With door to front driveway.

**Storage Room** 3.27m x 1.54m (10'9" x 5'1"):

## Upstairs

**Landing** 2m x 0.88m (6'7" x 2'11"): With carpet floor. hotpress off and attic access.

**Bedroom 1** 4.18m x 2.7m (13'9" x 8'10"): This double bedroom has a carpet floor and rear view.

**Bedroom 2** 3.8m x 3.35m (12'6" x 11'): A double room to the front with a solid wood floor.

**Bedroom 3** 3m x 2.3m (9'10" x 7'7"): This is a single room to front with a wooden floor.

**Bathroom** 2.6m x 1.62m (8'6" x 5'4"): The bathroom includes a bath with pumped electric shower overhead, wc and wash basin. The walls are tiled and it has a linoleum floor.

## Outside

### Boiler House

**Garden** To front, the drive accommodates 3 cars off street. In the back garden there is a large paved patio, with a raised bed, grassed area and rose bushes.





### Special Features & Services

- Built circa 1950.
- Extends to 121m<sup>2</sup> approximately of accommodation.
- Oil fired central heating.
- uPVC double glazed windows.
- Off street parking for 3 cars.
- Overlooking green area.
- All appliances, curtains and blinds included.
- Centrally located with a short walk to Naas Main Street.
- Walking distance of most Primary and Secondary schools in town.
- A short scenic walk along the Grand canal to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Short drive to M7/N7 interchanges at Junctions 9A or 10.

**BER** BER D2.BER No. 118327683.





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### NEGOTIATOR

John O'Reilly  
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### DIRECTIONS

From Naas Main Street take the right onto the Newbridge Road. Take the right turn before the Town House hotel, onto Pacelli road. Go straight through two crossroads, After the second, see a green area on your right, with 4 houses facing it. Number 18 is the 4th house.

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**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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