

# For Sale

Asking Price: €525,000

Sherry  
FitzGerald  
O'Reilly



41 Kings Court,  
Naas,  
Co. Kildare,  
W91 PFP8.

BER C2

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



Sherry FitzGerald O'Reilly are delighted to welcome you to 41 Kings Court, a superb 4 bedroomed detached family home in excellent decorative order throughout. This spacious home is in a prime location just off the Dublin Road, with the best view of the of Naas Racecourse. Perfect for the growing family, it boasts four generous bedrooms and spacious reception rooms.

In an ideal location, this fine home is just a short walk to the bustling centre of Naas town with its array of boutiques, restaurants, bars, shops and cafes and many schools. Close by are Monread Park, the local leisure centre, tennis club, cinema and creche. For racegoers, the Naas racecourse is on the doorstep, with Punchestown a few minutes away. For the commuter, It is a two minute' drive to the M7/N7 motorway, a fifteen minute drive to the Luas in Citywest and the Arrow rail link in Sallins is five minutes away.

The generously proportioned accommodation in this fine property briefly comprises entrance hallway, living/dining room, family room, sunroom, kitchen, utility room, guest wc. Upstairs 4 double bedrooms (one en-suite) and family bathroom.





## Accommodation

**Porch** 1.65m x 0.76m (5'5" x 2'6"): With sliding door, tile floor and outdoor sockets.

**Hallway** 4.84m x 1.86m (15'11" x 6'1"): The welcoming hallway has a carpet floor.

**Living/Dining Room** 8.83m x 3.68m (29' x 12'1"): This is a substantial room with views to front over the gallops of the racecourse, and a sliding door to rear leading to the conservatory. It features a cast iron fireplace with wooden surround and an inset gas fire. With carpet floor and twin light fittings.

**Family Room** 3.96m x 2.31m (13' x 7'7"): Versatile room to the front of the house, with a carpet floor and tv point.

**Conservatory** 3.71m x 3.71m (12'2" x 12'2"): This is a lovely addition to the home, a cosy spot to admire the garden. It has a tile floor and ceiling fan. With French doors to patio.

**Kitchen** 5.4m x 3.57m (17'9" x 11'9"): The kitchen is fitted with a fine selection of cabinets offering lots of storage. It has a tiled splashback and tile floor. It is equipped with a ceramic hob, oven, fridge freezer and dishwasher. With pantry press off (0.88m x 0.67m).

**Utility Room** 2m x 1.67m (6'7" x 5'6"): Plumbed for a washing machine and tumble dryer and includes worktop and shelving and from here the back door leads to the garden.

**Guest WC** 1.73m x 0.78m (5'8" x 2'7"): Located off the hallway, with wc, and wash hand basin, it has a tiled floor.

**Upstairs Landing** 4m x 2.82m (13'1" x 9'3"): With carpet floor, hotpress off and access to attic.

**Bedroom 1** 4.27 x 3.25m (4.27 x 10'8"): Double room with lovely views over the distant hills. It has a wall of fitted wardrobes and a carpet floor.

**En-Suite** 2.7m x 0.9m (8'10" x 2'11"): The en-suite includes wc, wash hand basin and a shower unit with electric shower. Attractive tiling to walls and floor.

**Bedroom 2** 3.42m x 2.91m (11'3" x 9'7"): A generous double room with rear view, it has a carpet floor and a selection of fitted wardrobes.

**Bedroom 3** 3.44m x 2.35m (11'3" x 7'9"): Double room with rear aspect. It is fitted with wardrobes and a dressing table.

**Bedroom 4** 2.8m x 2.72m (9'2" x 8'11"): Double room to the front which includes fitted wardrobes and a dressing table.

**Family Bathroom** 2.37 x 1.65m (2.37 x 5'5"): The family bathroom comprises wc, wash basin and a jacuzzi bath with overhead pumped electric shower. The floor is clad in a classic black and white chequered tile.

**Outside** To the front of the house, a cobblelock drive offers parking for two cars. It is bordered with beds filled with roses, hydrangea and spring flowering bulbs. There is gated access to both sides of the house. To the rear of the house is a delightful garden, with a sunny paved patio, lawn and beds packed with perennials, cotoneaster, viburnum, hydrangea and climbing roses. With wooden shed 3m x 2.5m.



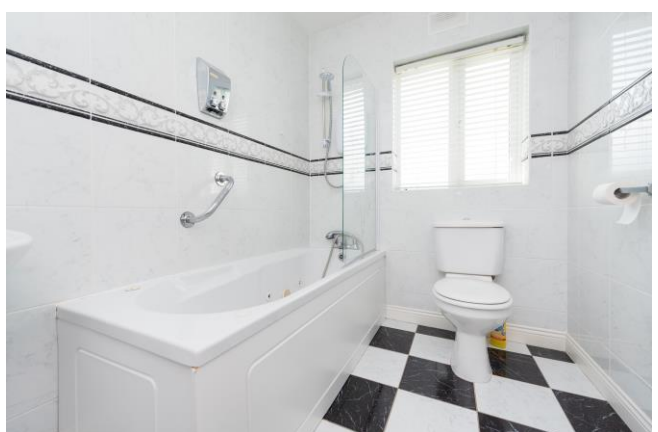


#### Special Features & Services

- Built circa 2003.
- Spacious family home in a prime location.
- A generous 135m2 of accommodation.
- Natural gas central heating.
- Family friendly estate of just 42 homes with large green area.
- uPvc windows.
- Cobble lock driveway with off street parking for 3 cars.
- Cul de sac location,
- Upvc fascia and soffits,
- Fitted alarm system,
- Carpets, curtains, blinds, light fittings and appliances included.
- Short stroll to the centre of Naas town with its vast array of shops, restaurants and sporting facilities.
- Within walking distance of many Naas schools,
- Close to Naas Racecourse, cinema, tennis club, gym and Monread Park.
- Two minutes drive to Junction 9 of the N7/M7.
- Beside bus route 126 to Dublin city centre, UCD and DCU.
- 15 minute drive to Citywest Luas stop.
- Short drive to the Arrow rail link in Sallins with trains to Heuston Station and the Docklands.

**BER** BER C2, BER No. 111912598









### NEGOTIATOR

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### DIRECTIONS

From Main Street, Naas, take the Dublin Road until you reach the junction to Naas Racecourse. Take the right turn and follow the road, then take the second right turn into the estate. Turn right immediately into the cul de sac and number 41 is the third house from the end.

**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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