



214 Sunday`s Well

Naas, Co. Kiladre, W91 P3KP.



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1



98.37sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Sundays Well is perfectly located, being just a short walk from Naas Town Centre and its host of amenities including shops, schools, restaurants, bars, hotels, cinemas & numerous leisure clubs and sporting facilities. The M7 & N7 motorways and Naas / Sallins Train Station are also in close proximity offering quick & easy commuting.

DESCRIPTION:

214 is a delightful detached dormer bungalow located in a quiet cul de sac to the front of Sunday's well development. ON entering you are greeted by a bright spacious hallway, leading to a very large double aspect living room, complete with wooden flooring and fireplace with wood burning stove inset. Sliding patio doors lead you to the sunny rear garden. The kitchen is compact with ample storage and again has access to the garden. A wet room shower room completes the accommodation on the ground floor. Upstairs there are three bedrooms all with either walk in wardrobes or fitted wardrobes and velux windows allow an abundance of light. This is a lovely family home perfect for someone looking to downsize to a detached home while being a short walk from the town.

ACCOMMODATION:

Entrance Hall	4.64m x 2.4m	With wooden flooring & understairs storage.
Living / Dining Room	7.57m x 3.9m	With wooden flooring & fireplace with solid fuel stove. Sliding patio door to garden.
Kitchen	3.28m x 3.67m	With country style fitted kitchen units. Fridge, freezer, washing machine, cooker, tiled splashback & door to back garden.



Shower Room

2.8m x 1.75m

With walk-in-shower cubicle with electric shower, W.C. & W.H.B. With built in Vanity unit. Fully tiled.

UPSTAIRS

Bedroom 1

4.49m x 2.32m

Landing with attic access & Velux window.

With wooden flooring, built in closets & hotpress.

Bedroom 2

3.38m x 2.66m

With fitted wardrobes.

Bedroom 3

5.23m x 2.58m

With walk in closet.



OUTSIDE:

- Low maintenance front garden,
- Off street parking,
- Two side entrances,
- Walled rear garden,
- Raised flower beds,
- Large patio area,
- Barna shed.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2

PRICE REGION:

€369,000.



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DOYLE

Established. 1952

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