

# FOR SALE

## Residence on 0.5 acres

Santa Maria, Newhall, Naas, Co Kildare



### Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. Within the town centre a number of high street names have opened including Boots the Chemist, Lifestyle Sports, Costa Coffee and Mc Donald's. A recent announcement by Kerry Group to create 800 jobs on a designated site in Naas will further enhance the location. The subject property is located at Newhall on the Caragh Road within minutes of Junction 10 of the M7 Motorway and within a short distance of Naas Town Centre.

### Description

The subject property comprises a single storey bungalow residence. The property is constructed of concrete block walls dashed rendered externally with a low pitched tiled roof. The property has been fitted with UPVC double glazed windows along with fascias and soffits and gutters. The accommodation is arranged as entrance porch, living room, kitchen/dining area, three bedrooms with master ensuite and a bathroom. Laminated flooring has been fitted throughout. The property has oil fired central heating. The property extends internally to 121 sq m (1303 sq ft). To the rear of the residential portion is a large garage with double doors extending to 35 sq m (379 sq ft) in addition to a boiler house accessed from the side of the property. The gardens surrounding the property are mature and extending to circa 0.5 acres. To the front and side of the property is a gravelled driveway with extensive parking. The property would benefit from modernisation.

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### Price

We are instructed to seek offers in the region of €175,000

### BER

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### Viewing

By appointment only

### Further Information

Darac O'Neill

**Tel:** 045 856 604

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### Accommodation

We understand the property comprises the following floor areas:

Description	SQ M	SQ FT
Residence	121	1303
Garage	35	379
<b>Total</b>	<b>156</b>	<b>1679</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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