

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
O'Reilly



4 Cluain Aoibhinn,
Naas,
Co Kildare,
W91 EF89.

BER C1

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to introduce you to 4 Cluain Aoibhinn, a 4 bedroomed semi-detached home in a prime area in Naas town. This is an inviting home, perfect for the growing family, with a large garden offering scope for further expansion to side and rear, and the attic is also suitable for conversion to extra accommodation.

Cluain Aoibheann is a family friendly estate with large green areas. From here, it is a short walk to most Naas schools with two primary schools just five minutes' walk away. It is beside the local church, shops, park and playground, and close by are Naas Hospital and the Vista centre. It is a short stroll to the bustling centre of Naas with its many restaurants, bars and boutiques, theatre, library and leisure amenities.

For the commuter, this home offers easy access to the N7 and the Arrow rail service is just 10 minutes away in Sallins.

This is a deceptively spacious home which comprises downstairs entrance hall, sitting room, kitchen /living/dining room, utility, guest wc. Upstairs there are 4 generous bedrooms (one en-suite) and a family bathroom. Outside – metal shed.



Accommodation

Entrance Hallway 6.16m x 2m (20'3" x 6'7"): This is a bright and welcoming hallway with ceramic tiled floor and carpet to stairs. It has a composite front door and understairs storage.

Sitting Room 5.27m x 3.56m (17'3" x 11'8"): This is a spacious and comfortable room with an impressive cast iron and tile fireplace with wooden surround.

Kitchen/Dining/Living

Kitchen 5.62m x 4.8m (18'5" x 15'9"): The kitchen is fitted with a range of attractive high gloss cabinets and drawers with a stone tile splashback. The impressive island with feature lighting, includes the ceramic sink, seating and further storage. Included in the kitchen are a 5-ring gas hob, double oven and fridge freezer. The room is warmed by a solid fuel cast iron stove and the floor is tiled in an attractive cream porcelain tile.

Dining/Living Area 2.82m x 2.8m (9'3" x 9'2"): This is a lovely light filled space with both French doors from the dining area and sliding doors from the kitchen leading to the garden. The

Utility Room 1.63m x 1.42m (5'4" x 4'8"): The utility room includes worktop and sink with tile splashback, gas boiler, washing machine and lots of shelving.

Guest WC 1.8m x 1.77m (5'11" x 5'10"): With wc and wash basin, it has a tiled floor and surrounds with feature wallpaper.

Upstairs - Landing 3.12m x 1.5m (10'3" x 4'11"): The stairs and landing have a carpet floor and hotpress off. A Stira staircase offers access to the attic which is suitable for conversion.

Bedroom 1 4.86m x 2.82m (15'11" x 9'3"): This is a generous double room with front aspect. Redecorated just last year, with new carpet and wallpaper, it includes a selection of fitted wardrobes.

En-Suite 2.1m x 1.88m (6'11" x 6'2"): The en-suite includes a shower unit with a thermostatic shower, vanity with basin and wc. It is fully tiled.

Bedroom 2 4.11 x 2.51m (4.11 x 8'3"): This is a spacious double room to rear with tv point, fitted wardrobes and laid with a new carpet

Bedroom 3 3.1m x 2.45m (10'2" x 8'): A double room with rear view, feature wallpaper and carpet floor.

Bedroom 4 3.02m x 2.76m (9'11" x 9'1"): With view of the front garden, this is a double room with fitted wardrobes and carpet floor.

Bathroom 2m x 1.68m (6'7" x 5'6"): The bathroom comprises a vanity with basin, wc and bath with overhead electric shower, with tiling to floor and walls.

Outside

Shed 5.1m x 3.34m (16'9" x 10'11"): Set on a concrete base, this is a spacious shed.





Special Features & Services

- Extends to 122m² approximately.
- Spacious family friendly accommodation.
- Gas fired central heating.
- Double glazed uPVC windows and front door.
- Low maintenance exterior finish.
- Large rear garden in lawn with seating areas, shrubbery and garden shed.
- Front garden in lawn with off street parking for three cars.
- All carpets, blinds, light fittings, curtains and listed appliances included.
- Attic suitable for conversion to extra accommodation.
- Large, gated side entrance suitable for extension (subject to planning permission).
- Close to Naas General Hospital and the Vista Centre.
- Beside two Primary schools, local shop, church, park, playground and close access to Railway line walk.
- Short stroll to busy Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Arrow rail link in Sallins with links to Heuston station and the docklands.

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Garden: The front garden is in lawn and planted with laurel hedging, rhododendron and apple blossom. The drive offers parking for three cars off street. To rear is a substantial sunny garden, predominantly laid in lawn and with two seating areas. This expansive space is the perfect setting for family games and relaxation. The garden is planted with a variety of evergreens, lilac, crocosmia, and climbers such as clematis and ivy. With spacious gated side access to the front garden.



NEGOTIATOR

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DIRECTIONS

Driving from Naas Main Street, take a left at Swans on the Green. Take the next left at the lakes. On Craddockstown Road, pass Naas Hospital on your right and continue to the next set of traffic lights. Take a right and the next left into Cluain Aoibhinn. Number 4 is just after the entrance, on the left.

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