



SPACIOUS 3 BEDROOM TOWNHOUSE WITH ATTIC CONVERSION

27 Hunterswood, Osberstown, Naas, Co. Kildare, W91 NH0X

GUIDE PRICE: € 295,000

BER C1



PSRA Reg. No. 001536

**27 Hunterswood, Osberstown, Naas, Co.
Kildare, W91 NH0X**

FEATURES:

- * Large attic conversion
- * Very spacious property (c. 1,375 sq.ft.)
- * Brick/dashed low maintenance exterior
- * Designated parking to front
- * PVC fascia/soffits
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * In superb condition throughout
- * Within a very short walk to Train Station

DESCRIPTION:

“Hunterswood” is a modern residential development of modern homes situated in Sallins Village. No. 27 was built circa 2006 and is in excellent condition throughout.

It is exceptionally spacious, extending to circa 127.66 sq.m (1,375 sq.ft) with features including large attic conversion, hardwood double glazed windows, gas fired central heating, low maintenance exterior and designated parking.

The property is excellently positioned within walking distance of school, church, restaurants, pubs, shops and leisure facilities.

Commuters have the benefit of being adjacent to the train station which is less than a 5-minute walk from the property and provides direct links to Dublin City Centre, Grand Canal Dock and the rest of the country. There is also a bus route on Main Street and M7 Motorway access at Junctions 9 & 10. The Kerry Foods facility is within 5 minutes drive.

ACCOMMODATION:

Hallway: 6.16m x 1.95m
Timber floor, closet, understairs storage units.

Kitchen/Dining: 2.72m x 5.40m
With built in ground and eye level presses, timber floor tile surround, s.s. sink, Belling integrated dishwasher, Beko integrated fridge/freezer, 5 ring gas hob, Belling electric oven and extractor.

Utility Room:
Timber floor, plumbed, fitted presses.

Toilet:
w.c., w.h.b., timber floor.

Sitting Room: 4.77m x 4.70m
Gas fire, polished granite inset and hearth, laminate floor, French doors.

UPSTAIRS

Bedroom 1: 3.50m x 4.78m
Laminate floor, double built in wardrobe, wood panelling.

En-Suite:
Shower, w.c., w.h.b, tiled floor and surround.

Hotpress:
Shelved with immersion.

Bathroom:
w.c., w.h.b., bath with shower over, tiled floor and surround.

Bedroom 2: 2.60m x 4.30m
Built-in wardrobe.

Bedroom 3: 3.20m x 1.90m
Built-in wardrobe.

Laundry Room:

Attic Room: 3.67m x 4.60m
Recess eave storage, fitted shelving, presses.

OUTSIDE:

Garden in lawn to rear, wooden deck to rear, 1 shed to rear, outside socket, outside tap, herb garden.

SERVICES:

Mains water, mains drainage, electricity, broadband, refuse collection, gas fired central heating and alarm.

INCLUSIONS:

Carpets, blinds, light fittings and integrated appliances

SOLICITOR:

James A Boyle & Co.
Claregate Street, Kildare, Co. Kildare

BER: C1

BER NO: 106995236

CONTACT:

Mark Neylon
M: 085 1226720 T: 045-433550
E: mark@jordancs.ie

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