

For Sale

Asking Price: €649,500

Sherry
FitzGerald
O'Reilly



58 Broadfield View,
Kilcullen Road,
Naas,
Co. Kildare,
W91 RF6T.

sherryfitz.ie

BER C3



Sherry Fitzgerald O Reilly welcome you to 58 Broadfield View, a most impressive 4 bedroomed detached home tucked away in this exclusive estate on the Kilcullen Road, Naas. This is a substantial, light filled home perfect for the growing family. It offers versatile accommodation, with many reception rooms offering lots of space for relaxing or entertaining, all complemented by a generous rear garden.

From Broadfield View it's a short walk to the vibrant of town of Naas which offers many restaurants, bars, boutiques, theatre, hospital and leisure facilities. It is a short walk to the Pipers Hill education campus with two primary schools and a secondary school, while a third primary school is just a few minutes further. The many sporting facilities of Naas are within easy reach, with golf clubs, the racecourse, GAA, rugby, hockey and football all nearby. For the commuter, it is a 9 minute' drive to the M7/N7 motorway, and the Arrow rail link in Sallins is a 13 minute drive.

The accommodation in this fine property comprises sitting room, family room, kitchen, dining room, utility and guest wc. Upstairs 4 double bedrooms (two en-suite) and a family bathroom.



Accommodation

Entrance Hallway 4.2m x 3.35m (13'9" x 11'): The wide and welcoming hallway is floored in an oak laminate which runs through to the family room.

Sitting Room 5m x 4m (16'5" x 13'1"): This is a large, impressive room, with a broad bay window. The fireplace is in cast iron, inset with pretty tiles and with a fine oak surround and granite hearth. From here, French doors lead to the dining room.

Family Room 3.92m x 3.7m (12'10" x 12'2"): The family room is a large, light filled and versatile space of dual aspect to front and side, with an oak laminate floor.

Dining Room 4m x 3m (13'1" x 9'10"): The dining room is the perfect spot for entertaining, with double doors to the sitting room, door to kitchen and sliding doors to the garden.

Kitchen 5.77m x 3.7m (18'11" x 12'2"): The bright and spacious kitchen offers an abundance of storage cabinets and drawers throughout the room, including larder presses, integrated waste and corner carousel. The worktop is a warm walnut laminate, complemented by the anthracite composite sink. The kitchen incorporates a free standing electric cooker with ceramic hob (gas connection available), integrated dishwasher and fridge freezer. The kitchen floor and splashback are attractively tiled in ceramic tiles. Double doors lead to the garden.

Utility Room 2.39m x 1.93m (7'10" x 6'4"): The utility room offers lots of storage presses and sink. It is plumbed for a washing machine and dryer. It contains the gas boiler and from here the back door leads to the side passage.

Guest WC 2.3m x 0.9m (7'7" x 2'11"): With wc, wash basin, and linoleum floor.

Upstairs - Landing 4m x 3m (13'1" x 9'10"): The stairs and landing have a carpet floor, hotpress off and attic access.

Bedroom 1 3.9m x 3.7m (12'10" x 12'2"): This very generous bedroom to the front boasts a large number of fitted wardrobes and a wooden floor.

En-Suite 2m x 1.84m (6'7" x 6'): The en-suite features a suite of wc, whb and corner shower unit, with tiling to the shower and splashback.

Bedroom 2 3.94m x 3.44m (12'11" x 11'3"): This is a spacious double room with view of the rear garden, a laminate oak floor and fitted wardrobe.

En-Suite 2m x 1.84m (6'7" x 6'): The en-suite features a suite of wc, whb and corner shower unit, with tiling to the shower and splashback.

Bedroom 3 3.94m x 3.44m (12'11" x 11'3"): This is a roomy double with view with front aspect. It features built in wardrobes and laminate oak floor.

Bedroom 4 3.51m x 3.02m (11'6" x 9'11"): A double bedroom with rear view, it has a wooden floor and fitted wardrobes.

Bathroom 2.72m x 2.42m (8'11" x 7'11"): The large bathroom includes wc, wash hand basin and bath, with tiled surrounds and a linoleum floor.

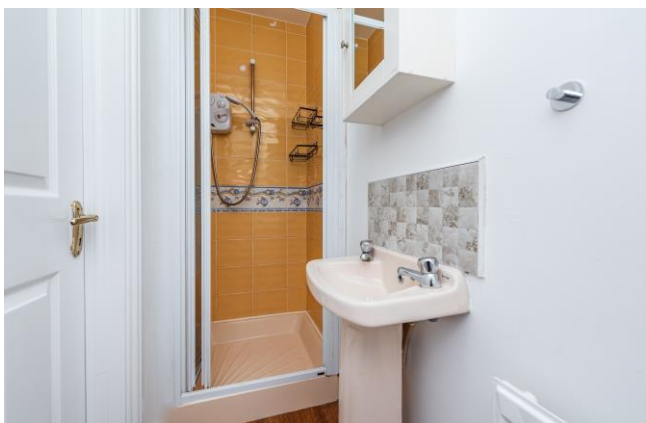




Special Features & Services

- Built circa 1997
- Extends to 166 m² approximately.
- Inviting family home in prestigious development overlooking green area.
- Wonderful layout throughout.
- Gas fired central heating.
- Versatile reception rooms.
- uPVC double glazed windows.
- Kitchen appliances included.
- All carpets and light fittings included.
- Low maintenance exterior.
- Alarm system.
- Attic suitable for conversion.
- uPvc fascia and soffit.
- Freshly painted throughout.
- Overlooking large green area.
- Southwest facing rear garden, in lawn with an array of trees and shrubs.
- Low maintenance garden to front and parking for three cars on drive.
- Easy walking distance to many Naas schools both primary and secondary.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.

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Outside: A low maintenance garden with vibrant apple trees welcome you to this home. The drive offers parking for 3 cars off street. Access to the rear garden is on both sides, with a double gated entrance on the right. The spacious rear garden is in lawn, encircled with an array of trees and shrubs such as the willow and plum trees, white beam and evergreens, fuchsia and hebe.



NEGOTIATOR

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DIRECTIONS

From Naas take the Kilcullen Road and after driving straight through the roundabout, take the second right into the Broadfield Estate. Take the next right along the green and number 58 will be on the right.

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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