

For Sale

Asking Price: €425,000

Sherry
FitzGerald
O'Reilly



237 Morell Dale,
Naas,
Co. Kildare,
W91 D63C.

BER B3

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to welcome you to 237 Morell Dale, a superbly spacious 3 bedroomed semi-detached home in a prime area of Naas. Situated in a family friendly estate close to Monread Park, from here it is a short stroll to the local Primary school, creche, Community college, leisure centre and the Monread Shopping Centre. It is just 25 minutes' walk from the centre of Naas town with all of its restaurants, boutiques, bars and leisure amenities. For the commuter, this is an ideal spot, with easy access to the N7/M7 and the commuter train in Sallins is a 20-minute walk away.

This well-proportioned property comprises hallway, sitting room, kitchen/living/dining room, utility, study and guest wc. Upstairs there are 3 bedrooms (1 en-suite) and a family bathroom.



Accommodation

Hallway 5.3m x 1.95m (17'5" x 6'5"): The welcoming hallway is floored in an attractive oak laminate which runs through to the sitting room, dining and living area. It has a uPvc front door, carpet to stairs and understairs storage press.

Sitting Room 5.3m x 3.32m (17'5" x 10'11"): The sitting room is a very spacious room featuring a cast iron fireplace with a wood surround and granite hearth. Excellent storage is provided by a custom-built cabinet situated next to the hearth. Double doors open directly into the dining area.

Study 3.56m x 1.76m (11'8" x 5'9"): The house has been extended to include the study. This is a bright space with a Velux window overhead and glazed doors to the deck outside. It includes a fitted desk and storage cabinets, and a laminate oak floor.

Kitchen/Living/Dining Room 6.37m x 5.39m (20'11" x 17'8"): This is a substantial space with an oak laminate floor and porcelain tile floor defining the kitchen area. It is fitted with a great range of cabinets and drawers offering lots of storage, with a stylish travertine marble tiled splash back. The integrated appliances include a dishwasher, ceramic hob, and oven. The kitchen benefits from a panelled ceiling with a Velux window, ensuring lots of natural light. There is an integral Utility and a door to the side passage.

Utility Room 0.83m x 0.8m (2'9" x 2'7"): Plumbed for washing machine and fitted with shelving and sockets.

Guest WC 1.5m x 0.76m (4'11" x 2'6"): With wc, wash basin, and extractor. It has paneling to walls and a tile floor.

Upstairs

Landing 3.68m x 2.45m (12'1" x 8'): The bright landing has a carpet floor, attic access and a hotpress off.

Bedroom 1 4.18m x 2.28m (13'9" x 7'6"): This is a generous double room to front with a new carpet floor.

En-Suite 2.2m x 0.85m (7'3" x 2'9"): With wc, wash basin, extractor and shower cabinet, the ensuite is fully tiled.

Bedroom 2 3.67 x 2.82m (3.67 x 9'3"): This double room with rear view is fitted with lots of wardrobes and it includes a grey oak laminate wood floor.

Bedroom 3 2.46m x 2.46m (8'1" x 8'1"): To the front of the house this double bedroom is floored in a fresh carpet and fitted with wardrobes.

Family Bathroom 2.52m x 2.06m (8'3" x 6'9"): The family bathroom includes wc, wash basin, heated towel rail and a shower bath with overhead electric shower. It is floored in linoleum, and the walls are tiled with an attractive tile including mosaic detailing.

Outside

Block Built Shed 3m x 2.6m (9'10" x 8'6"): The front garden is in lawn with shrubs and cordyline trees and with off street parking for one car in the drive.

The spacious rear garden features a deck with pergola, a paved patio and a lawn with a border including viburnum, cypress and eucalyptus trees.





Special Features & Services

- Built in 1996.
- Extends to a generous 111m² approximately.
- Situated in a prime location.
- Spacious family friendly accommodation.
- Gas fired central heating.
- Double glazed uPVC windows and doors.
- Fitted alarm system.
- Parking for one car in drive.
- Rear garden in lawn with deck and block built shed.
- All carpets, light fittings, blinds and curtains included.
- All appliances included.
- A short stroll to the Monread Shopping Centre, Monread Park, local café, GAA and local primary and secondary schools
- Within walking distance of the busy centre of Naas town with its abundance of shops, restaurants, bars, leisure and sporting facilities.
- Easy access to M7/N7 and just a 20-minute walk to the Rail link in Sallins with trains to Heuston and the docklands.

BER BER B3, BER No. 118949254.







NEGOTIATOR

Catherine
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas town, take the Sallins Road. After passing The Crossings Motor dealers on your left, take the next right onto Morell Road. Follow this road, taking the third turn right, onto Morell Dale. At the fork in the road, take the right and number 237 will be the third house on the left.

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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