

# For Sale

Asking Price: €497,500

Sherry  
FitzGerald  
O'Reilly



Comer,  
Dublin Road,  
Naas, Co Kildare,  
W91 YE2X.

BER D2

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are pleased to introduce you to Comer, a 4 bedroomed detached property located on the Dublin Road in Naas.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining room/living room, utility, guest wc. Upstairs - family bathroom, 4 bedrooms (1 en-suite) and garage.

The garden to rear is over 35metres long. It is very private and ready for landscaping. To front there is off street parking..

Comer enjoys a convenient position just a five minute walk from Naas town centre allowing easy access to its many shops, boutiques and restaurants, hospital and local schools, both primary and secondary. The M7 and the rail link at Sallins are just a short drive away.

This property is unfinished and just waiting for a new buyer to complete it with kitchen, sanitary ware, boiler and lighting.

Viewing by appointment only.



## Special Features & Services

- Appealing family home in prime location.
- Extends to a generous 215m<sup>2</sup> of accommodation.
- Large rear garden.
- Off street parking to front.
- uPVC double glazed windows and doors.
- uPvc soffit and fascia.
- Granite sills to windows.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Within walking distance of most Naas schools both primary and secondary.
- Short drive to Junction 9 of the N7/M7 and the Arrow rail line in Sallins.

## Accommodation

**Entrance Hallway** 5.54m x 2.95m (18'2" x 9'8"):

This is a large bright space with mahogany staircase with curved newel post.

**Sitting Room** 5.46m x 4.26m (17'11" x 14'):

The sitting room, to front features a broad bay window. It includes a fireplace and is wired for recessed and wall lighting.

**Kitchen/Living/Dining Room** 7.46m x 6.63m (24'6" x 21'9"):

This is a wonderfully large room of triple aspect, with two sets of French doors to outside. It is wired for recessed lighting

**Utility Room** 1.88m x 1.75m (6'2" x 5'9"):

Prepared for boiler and plumbed for washing machine and dryer.

**Guest WC** 1.97m x 1.76m (6'6" x 5'9"):

Prepared for sanitary ware.

## Upstairs

**Landing** 3.86m x 3.55m (12'8" x 11'8"):

The landing is a bright space with a Velux window overhead. With attic access.

**Bedroom 1** 3.84m x 3.56m (12'7" x 11'8"):

A generous double room with rear view, it has a walk-in wardrobe (1.47m x 1.27m).

**En-Suite** 1.68m x 1.26m (5'6" x 4'2"):

Plumbed and ready for sanitaryware.

**Bedroom 2** 3.46m x 3.25m (11'4" x 10'8"):

This is a double room with rear view.

**Bedroom 3** 4.7m x 4.38m (15'5" x 14'4"):

A sizeable double room with front views.

**Bedroom 4** 2.97m x 2.93m (9'9" x 9'7"):

A single room to the front.

**Bathroom** 2.9m x 2.76m (9'6" x 9'1"):

Plumbed and ready for sanitaryware.

**Garage** 7.3m x 5.15m (23'11" x 16'11"):

With uPvc windows.





#### NEGOTIATOR

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#### DIRECTIONS

From Naas Main street take the Dublin road. Pass through the junction with the Blessington road and continue for 400 m. Corner is just after the traffic lights at the next junction.

**BER** BER D2, BER No. 113640908/

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