

For Sale

Asking Price: €298,000

Sherry
FitzGerald
O'Reilly



267 Sundays Well,
Naas,
Co. Kildare,
W91 PYY3

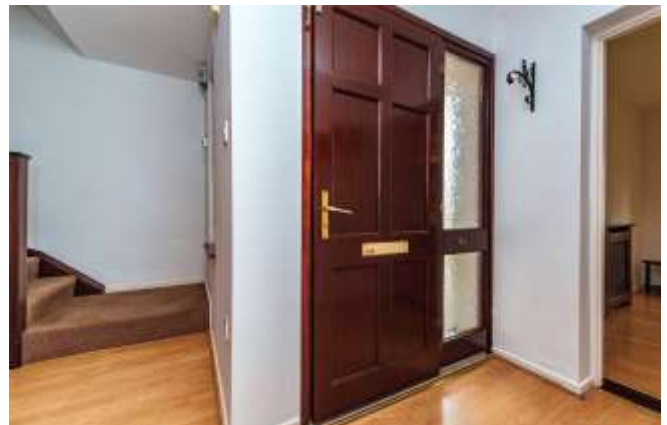
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Sherry FitzGerald O'Reilly are pleased to present 267 Sundays Well to the market. This is a 4 bedroomed detached home located in one of Naas's most popular and well established developments.

Sundays Well is favoured with being only a short walk to Main Street Naas and its many amenities and a short drive to the Arrow rail link at Sallins and N7/M7. This fine property is situated in a quite cul-de-sac, has both front and rear gardens and off street parking for 2/3 cars.

Accommodation comprises of entrance hallway, living room, kitchen/dining area, 2 bedrooms and bathroom. Upstairs, 2 bedrooms, wc and attic room (suitable for a variety of uses).



Accommodation

Entrance Hall 1.22m x 5.58m (4' x 18'4"): Bright spacious hallway with laminate flooring.

Living Room 3.36m x 4.76m (11' x 15'7"): Very bright room with 3 feature windows, marble fireplace and laminate wooden floor..

Bedroom 1 3.71m x 3.30m (12'2" x 10'10"): Double bedroom with carpet flooring.

Kitchen 3.30m x 4.48m (10'10" x 14'8"): The kitchen has side access to the rear garden. It has an attractive fitted kitchen incorporating oven, hob, extractor fan, washing machine and fridge freezer. There is a tiled splashback and tiled floor.

Bedroom 2 3.47m x 2.59m (11'5" x 8'6"): With carpet flooring and built-in wardrobe.

Bathroom 2.45m x 1.54m (8' x 5'1"): Modern bathroom with bath, (incorporating electric shower and screen), whb and wc. Floor and walls fully tiled.

Bedroom 3 4.05m x 2.58m (13'3" x 8'6"): With carpet flooring and wardrobe space.

WC 1.62m x 1.57m (5'4" x 5'2"): With wc and whb.

Bedroom 4 2.87m x 4.55m (9'5" x 14'11"): With carpet flooring, built-in wardrobe and attic room off.

Attic Room 3.35m x 2.38m (11' x 7'10"): With carpet floor and Velux window. Can be used as home office, nursery, walk-in-wardrobe etc.





Special Features & Services

- Built circa 1989.
- Extends to 114m2 approximately.
- Oil fired central heating.
- Double glazed windows.
- Carpets, curtains, blinds and light fittings included.
- Oven, hob, extractor fan, washing machine and fridge freezer included.
- Side Access.
- Spacious driveway.
- Only a short walk to Naas town centre and its many amenities.
- A short walk to Bus stop for the city centre and a short drive to the M7/N7 and the Arrow rail link at Sallins.

BER BER D1, BER No. 113772107





NEGOTIATOR

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DIRECTIONS.

From Naas, take the Blessington Road past Tesco. go through the lights and the turn into Sundays Well is before the next set of light. Take the first right hand turn followed by the next left. Number 267 is the second last house in the cul de sac on the left hand side.

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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