



SUPERB 2 BEDROOM MID TERRACE RESIDENCE

20 HUNTERSWOOD, OSBERSTOWN, NAAS, CO. KILDARE, W91 P98P

GUIDE PRICE: € 290,000



PSRA Reg. No. 001536

20 Hunterswood, Osberstown, Naas, Co. Kildare, W91 P98P

FEATURES:

- * Mature south facing garden
- * Brick/dashed low maintenance exterior
- * Designated parking to front
- * PVC fascia/soffits
- * Double glazed windows
- * Gas fired central heating
- * Cobblelock paving
- * Power showers
- * Hi-speed broadband
- * In superb condition throughout
- * Within a very short walk to Train Station
- * Large attic space

DESCRIPTION:

"Hunterswood" is a residential development of modern homes situated in close proximity to Sallins Village. No. 20 is a 2 bedroom mid terrace residence built in 2006. The owner occupied property with south facing garden has been well maintained and is in excellent condition throughout. It contains c. 80 sq. m. (c.861 sq. ft.) with features including hardwood double glazed windows, gas fired central heating, two en-suite bedrooms, designated parking and a generous attic space.

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 Heuston Station, 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, 9A & 10. Within 10 minutes walk/cycle of the property is the Millenium Business Park, with schools, businesses and Kerry Group HQ.

Local sporting activities include horse riding, tennis, athletics, GAA, rugby, soccer, swimming, leisure centres, hockey and horse racing in Naas, Punchestown and the Curragh.

This is an ideal family home presented in showhouse condition which must be viewed to be appreciated and also an excellent investment opportunity with the property being owner occupied.

ACCOMMODATION:

Hallway : 2.10m x 1.30m
oak floor

Sitting Room : 3.75m x 5.00m
oak floor, shelving, open fire (plumbed for gas) with cast iron insert

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

Kitchen/Dining Room : 3.75m x 3.75m
tiled floor, built in ground and eye level presses, integrated fridge/freezer, integrated dishwasher, gas hob, electric oven, extractor, s.s. sink, with French doors

UPSTAIRS

Hotpress :
shelved with immersion

Bedroom 1 : 3.75m x 2.68m
built in wardrobe, shelving, carpet

En-suite :
Shower, w.c., vanity w.h.b., fully tiled, heated towel rail

Bedroom 2 : 3.75m x 3.85m
built in wardrobe, shelving, carpet

En-suite :
w.c., w.h.b., bath, shower, tiled floor and shelving

Attic Room 1 : 4.8m x 3.8m

OUTSIDE:

Barna shed, paved patio, outside tap, lawn and flower beds.

SERVICES:

Mains water, mains drainage, electricity, hi-speed, broadband, refuse collection and gas fired central heating.

INCLUSIONS:

Oven, hob, extractor, fridge/freezer, washing machine, integrated dishwasher, carpets and blinds.

MANAGEMENT FEE:

Approx. €900 per annum

SOLICITOR:

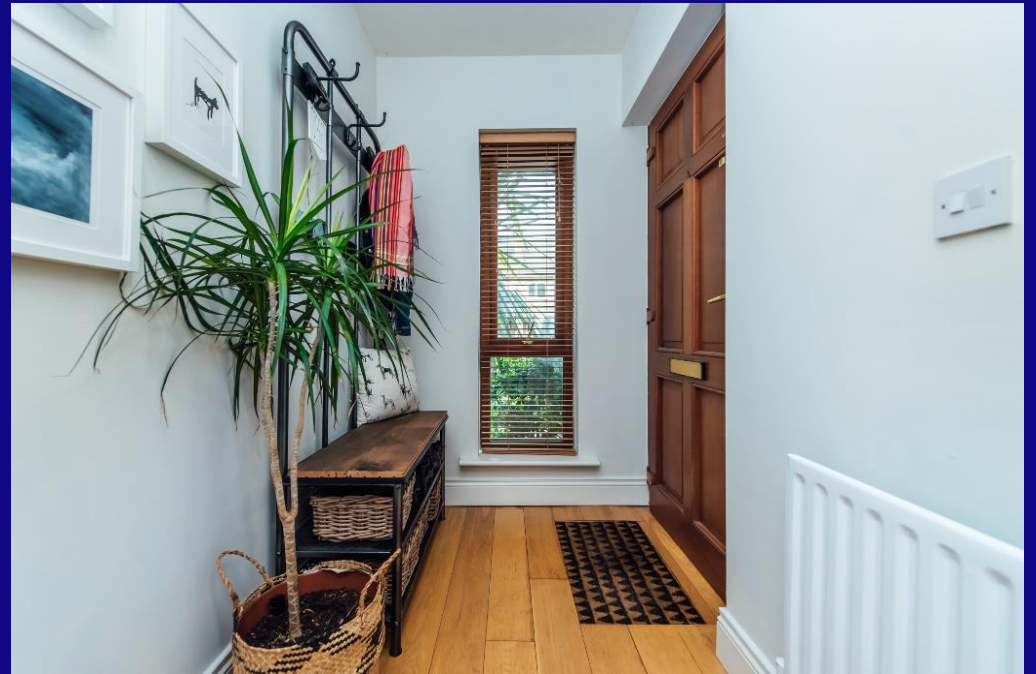
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