



SPACIOUS 4 BEDROOM SEMI-DETACHED RESIDENCE CLOSE TO TOWN CENTRE

BER - TBC

30 Monread Court, Naas, Co. Kildare, W91 A00W

GUIDE PRICE: € 370,000



PSRA Reg. No. 001536

**30 Monread Court, Naas, Co. Kildare,
W91 A00W**

FEATURES:

- * Oil fired central heating.
- * In a cul-de-sac adjacent to Monread Park.
- * Within walking distance of all local amenities.
- * Double glazed windows throughout.
- * Sunny back garden.

DESCRIPTION:

No 30. is a spacious and very well presented 4 bedroom semi-detached residence within walking distance of Naas Town Centre and also Sallins Train Station. The property extends to circa 124.5sq.m/1,340 sqft and is located in a quiet cul-de-sac adjacent to Monread Park.

Monread is a mature residential development and contains a host of amenities including leisure centre, shop, pharmacy, medical centre, crèche, pub/restaurant, butchers.

The Town Centre offers a wide selection of amenities with restaurants, pubs, boutiques, banks, post office etc. Some other local retailers include Lidl, Powercity, Currys, PC World, B&Q, Harvey Norman, Woodies and Halfords all within a short drive.

ACCOMMODATION:

Entrance Hall: 5.50m x 1.80m
With tiled floor.

Guest WC:
Tiled floor, w.c., w.h.b.

Kitchen/Dining Room: 5.00m x 3.35m
With tiled floor, cream built in ground and eye level units, stainless steel sink, tiled splashback, Zanussi electric oven, electric hob, extractor.

Utility Room:
Tiled floor, fitted presses, plumbed.

Family Room: 3.60m x 3.90m
With vinyl floor, coving, sliding patio door to rear.

Sitting Room: 4.25m x 4.10m
With coving, feature fireplace with back boiler.

Bedroom 4/Office: 4.75m x 2.40m

UPSTAIRS

Bedroom 1: 4.00m x 3.50m
With built-in wardrobe.

Bedroom 2: 3.40m x 3.25m
With laminate floor and built-in wardrobe.

Bedroom 3: 2.90m x 2.40m
With laminate floor and built-in wardrobe.

Bathroom:
Tiled floor and surround, w.c., w.h.b., bath with electric shower.

Hotpress:
Shelved with immersion.

OUTSIDE:

Gated side access to rear, patio to rear and walled in rear garden.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: TBC

BER NO:

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