



SUPERB 3 BEDROOM DUPLEX WITH BALCONY

57 Hunterswood, Osberstown, Naas, Co. Kildare, W91 CX36

GUIDE PRICE: € 290,000



PSRA Reg. No. 001536

**57 Hunterswood, Osberstown, Naas, Co.
Kildare, W91 CX36**

FEATURES:

- * Brick/dashed low maintenance exterior
- * Designated underground parking
- * PVC fascia/soffits
- * Double glazed windows
- * Gas fired central heating
- * Within a very short walk to Train Station
- * In good condition throughout
- * Built-in wardrobes in 3 bedrooms
- * Balcony

DESCRIPTION:

“Hunterswood” is a modern residential development of houses and apartments built in 2006. Situated in an excellent location close to Sallins Village and only 400 metres from the train station, providing an excellent commuter service to the City either Heuston Station or Grand Canal Dock. Tesco Extra, Boots and Aldi are c. 1 km from the property.

The property is a 3-bedroom duplex containing c. 94.3 sq.m. (c. 1,015 sq.ft.) of accommodation presented in excellent condition throughout with the benefit of gas fired central heating, double glazed windows and balcony. There is 1 designated underground car parking space.

Commuters have the benefit of an excellent road and rail infrastructure with the train station only a 5 minute walk providing excellent commuter service to the City, M7/N7 Access at Junction 9 or 9a and bus service from Sallins or Naas. The area is well serviced by good schools, restaurants, pubs, shops and leisure facilities.

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

ACCOMMODATION:

Entrance Hall : 5.52m x 1.88m
With laminate floor and understairs storage.

Kitchen/Dining Room : 5.54m x 2.86m
With electric oven, electric hob, built-in ground and eye level presses, tiled surround , plumbed, s.s. sink unit, extractor, tiled and laminate floor.

Sitting Room : 4.86m x 4.10m
With laminate floor and french doors leading to balcony.

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

Hotpress :
Shelved with immersion.

UPSTAIRS

Bedroom 1 : 3.40m x 3.31m
With laminate floor and built-in wardrobes.

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

Bedroom 2 : 4.10m x 2.50m
With laminate floor and built-in wardrobes.

Bedroom 3 : 3.00m x 2.25m
With laminate floor and built-in wardrobes.

Bathroom :
w.c., w.h.b., bath with shower over and tiled floor.

OUTSIDE:

1 designated underground car parking space.

SERVICES:

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

INCLUSIONS:

Oven, hob, extractor, carpets and blinds.

SOLICITOR:

David Sheehan & Co, Solicitors | 5 Upper Hartstonge Street, Limerick.

BER: B3

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