



**SUPERB 'A RATED' 3 BEDROOM SEMI DETACHED RESIDENCE**

**93 Stoneleigh, Naas, Co. Kildare, W91 H5KX**

**GUIDE PRICE: € 460,000**



**PSRA Reg. No. 001536**

## 93 Stoneleigh, Naas, Co. Kildare, W91 H5KX

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### FEATURES:

- \* 'A Rated' home
- \* Air to water heat pump system
- \* Double glazed windows
- \* Modern fitted kitchen with island unit and appliances
- \* Folding attic stairs
- \* Cobble loc driveway to accommodate 2 cars
- \* South-west facing rear garden
- \* Gated side access
- \* Patio to rear
- \* Barna shed to rear
- \* Excellent sought-after location close to Town
- \* Good road and rail infrastructure closeby
- \* Superb educational, recreational and shopping facilities

### DESCRIPTION:

Stoneleigh is a modern residential development of mainly semi-detached and detached homes situated in a much sought-after location only a short walk from the Town Centre. This wonderful home was built in 2018 by Ballymore Homes and finished to an excellent standard presented in immaculate showhouse condition offering 114 sq.m. (c. 1,225 sq.ft.) of generous light-filled accommodation. This 'A Rated' home offers high energy efficiency with an air to water heat pump system which provides domestic hot water and efficient heating system along with double glazed windows and high levels of attic and wall insulation. The property has a cobble loc driveway to front to accommodate 2 cars, side access with gate leading to landscaped garden with large paved patio area.

### ACCOMMODATION:

Entrance Hall : 5.25m x 2.00m  
With tiled floor.

Sitting Room : 4.75m x 3.75m  
(Into bay) with laminate floor and custom made built-in media unit with integrated electric fire.

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

Kitchen/Dining Room : 5.50m x 4.20m  
With porcelain tiled floor, built-in ground and eye level units with quartz countertops, island unit with quartz countertop, Indesit oven, Indesit grill, Indesit integrated dishwasher, extractor, dresser unit (5.5 x 4.2), Indesit integrated Fridge/Freezer.

Utility Room :  
Porcelain tiled floor, built-in ground eye level units.

#### UPSTAIRS

Bedroom 1 : 6.65m x 3.30m  
With double built-in wardrobes.

En-suite :  
Tiled floor and surround, w.c., vanity w.h.b., shower, heated towel rail.

Bedroom 2 : 4.00m x 3.10m  
With double built-in wardrobes.

Bedroom 3 : 2.90m x 2.60m  
With built-in wardrobe.

Bathroom :  
Tiled floor, bath with shower attachment, w.c., vanity w.h.b., heated towel rail.

### AMENITIES:

Situated in an excellent location within walking distance of all amenities, adjacent to the primary school, Naas hospital, Vista Primary Care Unit, Centra convenience store. Naas has developed into an ideal commuter destination with all amenities at hand with excellent educational, recreational and shopping facilities. For an evening out the Town has superb pubs and restaurants for the wind down after a busy week. Positioned just off the ring road the Town has the benefit of an excellent road and rail infrastructure with the bus route available from Town, M7/N7 Motorway access and train service from Sallins station direct to the City Centre.

### OUTSIDE:

Approached by a cobble loc drive to front for 2 cars with gated side access leading to landscaped south-west facing rear garden with large paved patio area, lawn, shrubs and barna shed.

### SERVICES:

Mains water, mains drainage, air to water heat pump system, refuse collection, broadband.

### INCLUSIONS:

Carpets, curtains, light fittings, integrated appliances.

### SOLICITOR:

Osborne Morrin Denieffe (OMD) | Abbey Moate House, Naas, Co. Kildare.

**BER:** A3

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