

FOR SALE

By Private Treaty

250A Oakfield Park, Naas, Co. Kildare, W91 KCY2

GUIDE PRICE: €380,000



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4 BED SEMI-DETACHED FAMILY HOME IN SOUGHT-AFTER LOCATION

No 250a is in a superb position within this established residential development situated on the southeastern side of Naas, with all amenities on your doorstep. This semi-detached property features 4 bedrooms, ensuite, dual oil-fired/solid fuel central heating, overlooking a large green area to the front with a south facing rear garden to the rear. The development is adjacent to a national school, Centra convenience store, church and just down the road from Naas hospital.

Naas has developed into an ideal commuter destination with all amenities at hand including 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, N7/M7 access and train service from Sallins direct to the City Centre either Grand Canal Dock or Heuston Station.

This is an ideal home for first time buyers within walking distance of all local amenities.



Accommodation

Entrance Hall (14.27ft x 6.23ft) 4.35m x 1.90m

With laminate floor and coving.

Guest WC

With laminate floor, w.c., w.h.b.

Sitting Room (16.14ft x 10.89ft) 4.92m x 3.32m

With laminate floor, coving, feature fireplace with back boiler and double doors leading to;

Kitchen/Dining Room (17.55ft x 13.12ft) 5.35m x 4.00m

With laminate/tiled floor, built-in ground and eye level units, stainless steel sink, tiled splashback, sliding patio door to rear garden.

Upper Landing

Bedroom 1 (11.48ft x 10.17ft) 3.50m x 3.10m

With built-in wardrobes

En-suite

With w.c., w.h.b., shower.

Bedroom 2 (11.15ft x 8.37ft) 3.40m x 2.55m

With laminate floor and built-in wardrobes.

Bedroom 3 (8.86ft x 7.71ft) 2.70m x 2.35m

Bedroom 4 (8.69ft x 6.89ft) 2.65m x 2.10m

Bathroom

Tiled floor and splashback, w.c., w.h.b., electric shower.

Hotpress

Shelved with immersion.



Features

- 4 bedrooms
- Ensuite
- Concrete driveway to front
- Dual oil fired/solid fuel central heating
- Recently painted throughout
- Situated towards the end of a quiet cul-de-sac
- Overlooking a large green area to front
- Excellent educational, recreational and shopping facilities
- Close to the town centre
- Good transportation network with bus, train and motorway closeby

Outside

Concrete drive to front | Outside light | Walled-in south facing rear garden.

Services

Mains water, mains drainage, dual oil fired/solid fuel central heating.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only.



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