



SEMI-DETACHED 3 BEDROOM RESIDENCE

219 Oakfield Heights, Naas, Co. Kildare, W91 W9DT

GUIDE PRICE: € 320,000



PSRA Reg. No. 001536

219 Oakfield Heights, Naas, Co. Kildare, W91 W9DT

FEATURES:

- * End house with garage space.
- * Overlooking a green area.
- * Dual oil-fired/solid fuel central heating.
- * Close to town centre.
- * Excellent educational, recreational and shopping facilities.
- * Good transportation network with bus, train and motorway closeby.

DESCRIPTION:

Oakfield Heights is a residential development situated on the south eastern side of Naas, only a short walk from the Town Centre. The house is an end house overlooking a green area with garden to front, side access with gate leading to rear garden with granite paved patio area. The property has the benefit of a garage space to the side and contains c. 84 sq.m. (c. 904 sq.ft.) of accommodation with dual oil-fired/solid fuel central heating, mostly PVC double glazed windows and PVC fascia/soffits. 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.

ACCOMMODATION:

Porch :
With sliding door.

Hallway : 0.40m x 1.70m
With oak floor and understairs storage.

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

Sitting Room : 4.38m x 3.16m
With fireplace (back boiler), coving and laminate floor.

Kitchen/Dining Room : 5.17m x 3.00m /
2.66 x 2.36 (L-Shaped)
Tiled and laminate floor, built-in ground and eye level presses, electric oven, electric hob, s.s. sink unit, plumbed and tiled surround.

UPSTAIRS

Bathroom :
Bath, electric shower, w.c., w.h.b., fully tiled floor and walls.

Bedroom 1 : 3.83m x 2.54m
With wooden floor and built-in wardrobes.

Bedroom 2 : 3.10m x 3.07m
With wooden floor and built-in wardrobes.

Bedroom 3 : 2.66m x 2.54m
With laminate floor and built-in wardrobes.

Hotpress :
Shelved with timed immersion.

OUTSIDE:

Garden to front in lawn, side access with gate leading to rear garden with lawn and granite paved patio area. There is also a barna shed and outside tap.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

O'Keefe & Moore, 6 Merrion Square, Dublin 2

BER: C3

BER NO: 106206519

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