



MAGNIFICENT 3 BEDROOM SEMI-DETACHED RESIDENCE

89 Stoneleigh, Naas, Co. Kildare, W91 K76D

GUIDE PRICE: € 435,000



PSRA Reg. No. 001536

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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 with arbor and metal garden shed.

On entering the house you have a warm and welcoming hall with tiled floor leading into the sitting room with solid herringbone floor and custom made media centre. Sliding pocket doors invite you into the kitchen/dining area with tiled floor, modern fitted kitchen, island unit and french doors leading out to the rear garden and patio area. Also on the ground floor there is a utility room and guest wc. Upstairs there are 3 generous bedrooms all with built-in wardrobes, main bedroom ensuite and family bathroom.

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 either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall :
With tiled floor.

Sitting Room : 3.70m x 5.03m
(Into bay window) with solid herringbone wooden floor, full length custom made media centre and sliding pocket doors leading to;

Kitchen/Dining : 5.50m x 3.70m
With extensive range of modern fitted ground and eye level presses, island unit, sink unit, electric hob, double oven, microwave, integrated fridge/freezer, integrated dishwasher, tiled floor and french doors leading to paved patio area and rear garden.

Utility Room :
Fitted presses, tiled floor, shelving and plumbed.

Guest WC :
Tiled floor, wood panelled surround, vanity w.h.b. and w.c.

Landing :
With hotpress. Landing floor and folding attic stairs to attic storage space.

Master Bedroom : 3.33m x 4.64m
(Into bay window) with laminate floor, wood panelled wall and double built-in wardrobes.

En-Suite :
w.c., vanity w.h.b., tiled floor, shower and heated towel rail.

Bedroom 2 : 4.00m x 3.10m
With laminate floor, wood panelled wall and double built-in wardrobes.

Bedroom 3 : 2.90m x 2.63m
With laminate floor and built-in wardrobes.

Family Bathroom :
Bath with shower attachment, w.c., tiled floor, vanity w.h.b. and heated towel rail.

FEATURES:

- * Air to water heat pump system
- * Double glazed windows
- * Landscaped south-west facing rear garden with large patio area
- * Sitting room with solid herringbone floor and custom made media centre
- * Sheer and Roman blinds throughout
- * Wall panelling to hall, stairs, landing, guest wc and 2 bedrooms
- * Sliding hidden pocket doors between the sitting room and kitchen
- * Modern fitted kitchen with island unit and appliances
- * Cobble loc driveway to accommodate 2 cars
- * Excellent sought-after location close to Town
- * Good road and rail infrastructure closeby
- * Superb educational, recreational and shopping facilities

OUTSIDE:

Approached by a cobble loc drive to front for 2 cars with gated side access leading to landscaped rear garden with large paved patio area, lawn, shrubs, arbor and metal garden shed. The rear garden is south-west facing and has the benefit of an outside tap and socket. There is keypad access to the side gate.

SERVICES:

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

INCLUSIONS:

Oven/Hob, Fridge/freezer, dishwasher, blinds, sitting room unit.

Light fittings: kitchen, main bedroom, downstairs bathroom and downstairs hallway.

BER: A3

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