

FOR SALE

By Private Treaty



18 Patrician Avenue, Naas, Co. Kildare, W91 PKK6

GUIDE PRICE: €400,000



4



2



116 Sqm



JORDAN

IMMACULATE EXTENDED 4 BEDROOM RESIDENCE

No. 18 Patrician Avenue is presented in immaculate condition throughout and has been extended to the side and rear. It now comprises c. 116 sq. m. of flexible living accommodation with two reception rooms and a downstairs bedroom with en-suite. It is finished to a very high specification throughout having been thoroughly refurbished. To the front is off-street parking for up to 3 cars and to the rear is a very large garden which is circa 40 metres in length.

Patrician Avenue is a mature residential area located in the centre of Naas, within walking distance of all local amenities. M7 Motorway access is close by at Junctions 9 & 9A. There is a commuter rail service from Sallins Station within a short drive providing easy access to both Heuston Station and Grand Canal Dock and a bus route on Main Street which is within a very short walk. The property benefits from double glazed windows and off-street parking to the front.

Naas has many boutiques, bars, restaurants, shops, schools, theatre, cinema, all on your doorstep. K Leisure is a short walk away with a playground, gym, pool, astro pitches, hockey club, soccer club and athletics. Other activities in the area include horse riding, GAA, rugby, tennis, swimming, basketball, leisure centres and racing in Naas, The Curragh and Punchestown. Naas General Hospital is within a 5 minute walk of the residence.

This superb property is likely to appeal to a broad range of parties including first time buyers, investors and even downsizers.

Viewing is highly recommended.



Accommodation

Entrance Hall (9.84ft x 8.20ft) 3.00m x 2.50m

Tiled floor, under stairs storage.

Kitchen/Dining Room (21.00ft x 10.83ft) 6.40m x 3.30m

Tiled floor, built-in ground and eye level unit, rangemaster stainless steel gas cooker, stainless steel extractor fan, stainless steel sink, subway tiled splash back, custom made pull-out island, custom made window shutters, roman blinds.



Family Room (10.50ft x 8.86ft) 3.20m x 2.70m

Laminate floor, brick surround fireplace with electric insert.

Living Room (19.69ft x 9.84ft) 6.00m x 3.00m

Wood effect tile, recessed lights, skylight window, stanley mutli fuel stove, French doors leading to rear garden.



Bedroom 1 (14.27ft x 11.81ft) 4.35m x 3.60m

Laminate floor, built-in sliding wardrobes with mirrors.

En-suite En-suite with tiled floor and surround, w.c, vanity w.h.b.

Downstairs Bathroom

Tiled floor and surround, w.c., vanity w.h.b., bath with electric shower over.

Bedroom 2 (10.66ft x 10.50ft) 3.25m x 3.20m

Built-in wardrobe.

Bedroom 3 (10.33ft x 8.86ft) 3.15m x 2.70m

Built-in wardrobe.

Bedroom 4 (7.71ft x 6.04ft) 2.35m x 1.84m

Family Bathroom

Fully tiled, w.c, w.h.b, electric shower, heated towel rail, wall hung storage unit.



Features

- Rewired and re-plastered.
- New water tank, water boiler and water pump.
- Instant hot water.
- New composite front door.
- All new double glazed windows and patio doors.
- New gas cooker.
- Space for American fridge.
- Mobile island (with storage) under main kitchen worktop.
- House alarm control panel x 2.
- Flexi Flu fitted in chimney-small sitting room.
- New gas heating control timer.
- Attic with Stira access.
- Multi fuel Stanley Stove in main living area.

Outside

Landscaped rear garden with a selection of flower beds, shrubbery and trees.
Dusk to dawn Lighting. outside electric socket, outside water tap.
Lights and sockets in garden shed.
Gated side entrance.
Patio door ramp (wheelchair accessible).
Outside patio/BBQ area.
Parking for 3 cars at front of house.
Open storage area for refuse bins.
Steel garden shed (equipped with light and sockets) also plumbed for washing machine and clothes dryer.

Services

Mains drainage, mains sewerage, refuse collection, electricity, broadband.

Negotiator | Mark Neylon

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