



59 Aylmer Park, Naas, Co. Kildare

- Excellent "B" rated four bedroom semi-detached extending 1328 sq ft/124 sq m
- Accommodation comprises of entrance hallway, kitchen/dining area, living room, four bedrooms, en-suite and family bathroom
- Bright southeast-facing garden featuring a vibrant mix of flowers, mature trees, and shrubs, offering excellent privacy
- Located off the Monread road, situated in a family friendly estate beside Monread Park, within walking distance of excellent schools and local amenities including leisure centre, creche, cinema, GAA and Monread shopping centre, excellent array of supermarkets, boutiques, bars and restaurants
- Excellent transport links with easy access to the N7/M7 junction 9 and Sallins arrow/train services

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four bedroom
semi-detached
extending 1328 sq ft
/124 sq m

Guide Price:
€495,000

Private Treaty

Accommodation

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PROPERTY



Entrance Driveway:

Cobble lock driveway, ample parking, mature shrubs, feature palm tree, access to side passage.

Entrance Hallway	1.80m x 5.30m	Parquet flooring, decorative coving and cornice, alarm panel, understairs storage.
Guest W.C.	0.79m x 1.60m	Wash hand basin, w.c., splashback tiles.
Living Room	3.76m x 5.81m	Parquet flooring, feature solid fuel fireplace with wood mantelpiece, TV point, decorative coving and cornice, double doors leading to kitchen/dining area.
Kitchen/Dining	6.53m x 5.88m x 4.26m	L-shaped, tiled floor, fully fitted kitchen with additional worktop space, integrated oven and grill, electric hob, extractor fan, microwave, integrated dishwasher, stainless steel sink, fridge freezer, wine rack, pine clad panelling on ceiling, spot lights, ample dining area. Door access to side entrance & sliding doors leading to sunny patio area and garden.

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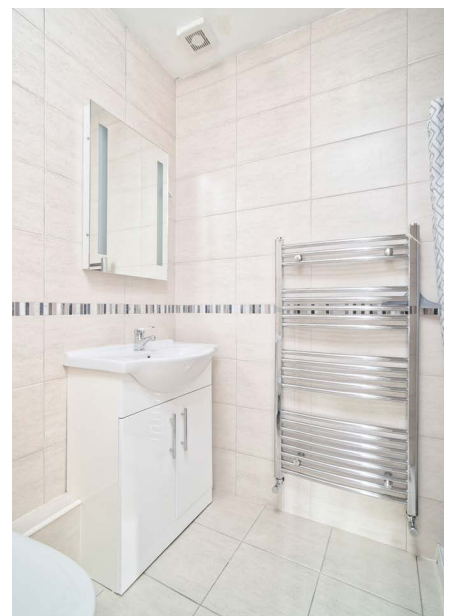
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Landing	3.14m x 2.53m	Carpeted including stairs, access hatch to attic.
Bedroom 1	2.42m x 2.91m	Hardwood pine floor, fitted wardrobes..
Bedroom 2	2.73m x 3.40m	Hardwood pine floor, fitted wardrobes, double storage hot-press.
Master Bedroom	3.00m x 6.00m (incl en-suite)	Carpet, fitted wardrobes, fitted vanity unit with drawers.
En-suite	1.58m x 1.16m	Fully tiled, shower enclosure, w.c., w.h.b. with vanity unit, fitted LED mirror, towel radiator.
Bedroom 4	2.80m x 2.50m	Hardwood pine floor, fitted wardrobes.
Bathroom	1.77m x 2.00m	Tiled floor, semi-tiled wall, decorative border, bath, electric shower, w.c., w.h.b., fitted cabinet, mirror, fitted light.



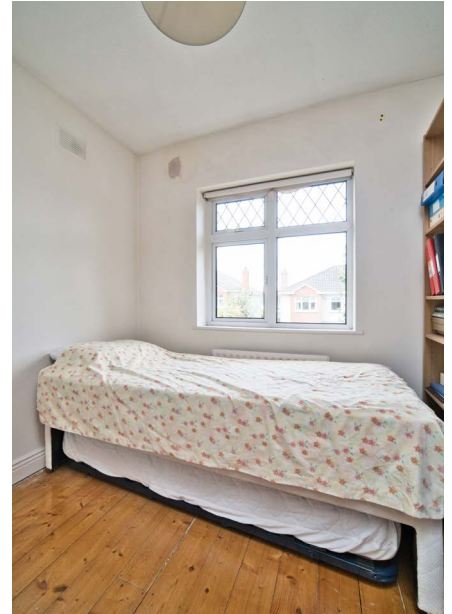
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Garden - 12m x 7.65m:

Sunny south east facing garden, cobble lock patio area, lawn, mature planting, ornamental trees, walled surround with great privacy, Barna shed.

Additional Information:

- Cobble lock patio
- Mature private garden
- Ample parking

Items Included in sale:

Fixtures, fitting and window dressings, integrated oven and grill, electric hob, extractor fan, microwave, integrated dishwasher & fridge freezer.

Services:

- Mains water
- Mains sewage
- Gas

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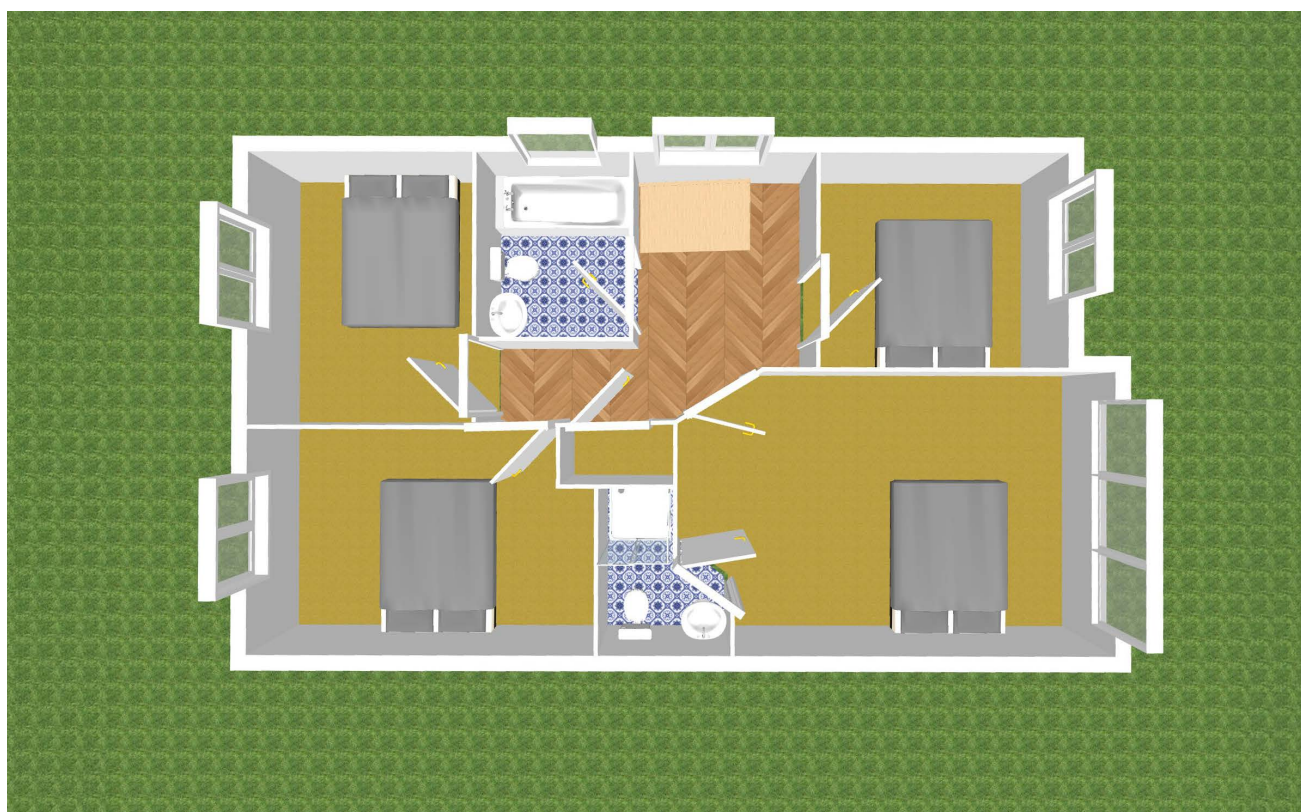


Floor Plans

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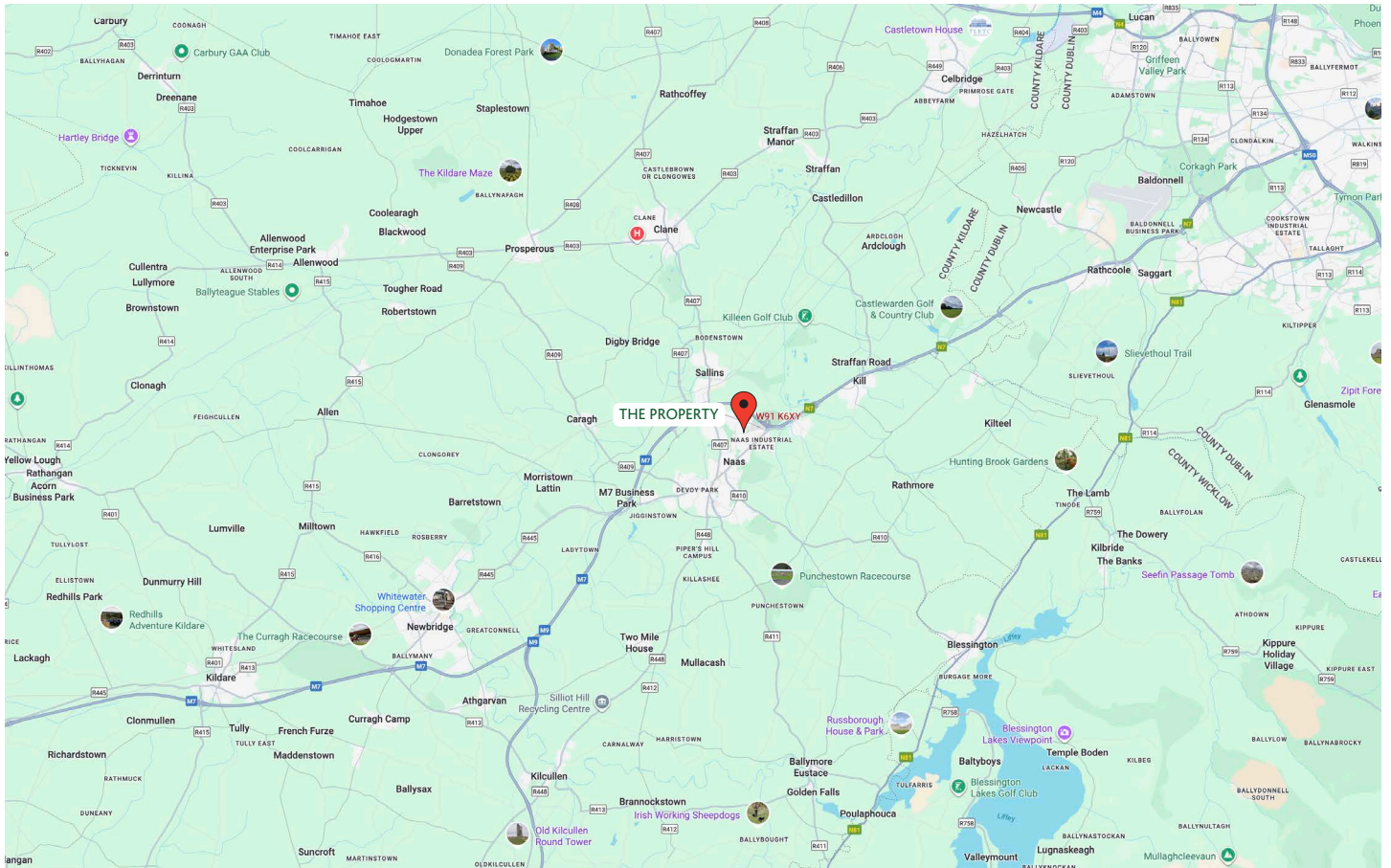
Ground Floor



First Floor

Directions

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Directions

Eircode: W91 K6XY



Viewing

By appointment only

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