

# For Sale

Asking Price: €380,000

Sherry  
FitzGerald  
O'Reilly



251 Oakfield Park,  
Naas,  
Co. Kildare,  
W91 Y00D.

BER D1

[sherryfitz.ie](http://sherryfitz.ie)

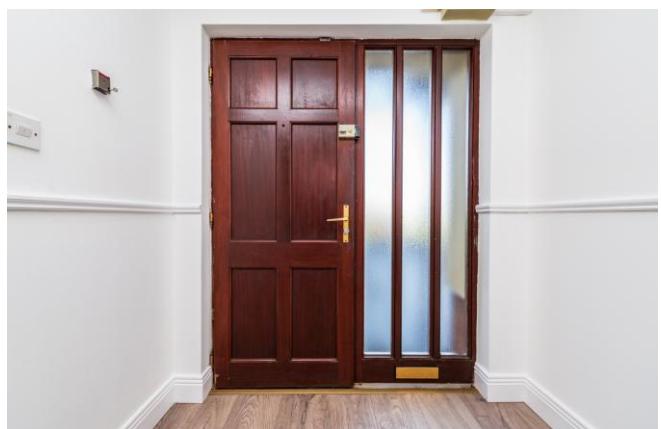


Sherry FitzGerald O'Reilly are delighted to bring you 251 Oakfield Park, a 4 bedrooomed semi-detached property in a mature family friendly neighbourhood. This is a bright and spacious family home which has been extended to rear and side, creating a large open plan kitchen, living and dining space.

This home is in an excellent location, at the end of a cul de sac and overlooking a large green area. From here, it is easy walking distance to most Naas schools with two primary schools just five minutes' walk away. It is beside the local church, park and playground. Close by are Naas Hospital, lakeside walks and Naas town centre with its many shops, restaurants and leisure facilities.

For the commuter, this home offers easy access to the N7 and the commuter train service is just 10 minutes away in Sallins.

The accommodation in this lovely property comprises entrance hall, sitting room, living room, kitchen/dining room, guest wc, side entrance hall. Upstairs there are 4 bedrooms (one with en-suite) and a bathroom.



## Accommodation

**Entrance Hall** 4.48m x 1.91m (14'8" x 6'3"): This is a bright hallway with a wide plank laminate oak floor which runs through to the sitting and living rooms.

**Sitting room** 4.91m x 3.3m (16'1" x 10'10"): The spacious sitting room features a cast iron and tile fireplace with a wooden surround, and practical storage built in either side of the fireplace

**Living Room** 5.33m x 4m (17'6" x 13'1"): This is a large space open to the kitchen, with an oak laminate floor and tv point.

**Kitchen/Dining Room** 6.8m x 3.83m (22'4" x 12'7"): The kitchen is a substantial light filled and airy space. It has a wood panelled ceiling above and a tile floor underfoot. It is fitted with a selection of floor to ceiling cabinets offering lots of storage and is plumbed for a washing machine. An island unit with cabinets and drawers offers space for seating and houses the hob and oven. French doors lead to the patio outside.

**Guest WC** 1.52m x 0.9m (5' x 2'11"): Off the hallway, it is plumbed for a wc and wash basin.

**Utility WC** 2.6m x 1.72m (8'6" x 5'8"): Located between the kitchen and side entrance hall, it includes a wc, whb and unit to house a condenser dryer. With tiled floor, panelled ceiling and Velux window.

**Side Entrance Hall** 2.75m x 1.72m (9' x 5'8"): With uPvc door to the driveway and tile floor.

**Landing** 3.9m x 1.73m (12'10" x 5'8"): With attic access and hotpress off.

**Bedroom 1** 4.17 x 3.1m (4.17 x 10'2"): This is a generous double room to front with fitted wardrobes and a laminate wood floor.

**En-Suite** 1.91m x 1.26m (6'3" x 4'2"): With wc, wash hand basin and shower unit with electric shower. With tiling to floor and walls.

**Bedroom 2** 3.48m x 2.57m (11'5" x 8'5"): This double bedroom has views of the rear garden. It has a fitted wardrobe and a laminate wood floor.

**Bedroom 3** 2.68m x 2.37m (8'10" x 7'9"): A single room with rear aspect and a laminate wood floor.

**Bedroom 4** 2.63m x 2.12m (8'8" x 6'11"): This is a single bedroom to front, with fitted wardrobe and a semi solid wood floor.

**Family Bathroom** 1.84m x 1.66m (6' x 5'5"): The bathroom is fitted with wash hand basin, wc and jacuzzi bath. With a linoleum floor and mosaic tiling to walls.

**Outside** The property offers off-street parking for two cars to front. The rear garden is designed for outdoor living, featuring a raised deck and paved patio with a pergola. Bamboo trees are planted to the rear and offer lots of privacy.





#### Special Features & Services

- Built circa 1991.
- Extends to 134m<sup>2</sup> approximately.
- Located in a quiet cul de sac facing a large green area.
- Oil fired central heating.
- Boiler replaced 2023
- Hardwood double glazed windows, with upvc windows in extension.
- uPvc soffit and fascia.
- Fitted alarm system.
- Freshly painted throughout.
- All carpets, curtains, blinds and light fittings included.
- Off street parking for two cars to front.
- To the rear the garden offers both a pergola covered patio and a new raised composite decking area.
- Within easy walking distance of Naas Hospital, both primary and secondary schools, shops and leisure facilities.
- Short drive to M7/N7 and to the commuter rail line in Sallins.
- Close to bus stop for 139 bus route to Maynooth and Blanchardstown.

BER BER D1, BER No. 114161748





#### NEGOTIATOR

John O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

#### Directions

From Naas town, take the Blessington Road. Continue straight through 2 sets of traffic lights. At the 3rd set of lights, take the right turn up the hill. Pass the Church on your right. Take the left turn immediately after Centra. Follow the road and take a right turn just after the green area. Follow the road along the green. Number 251 will be second from the end on the left.



**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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