

For Sale

Asking Price: €459,000

Sherry
FitzGerald
O'Reilly



42 Aldergrove,
Oldtown Demesne,
Naas,
Co. Kildare,
W91 FTK7.

BER B3

sherryfitz.ie



Sherry FitzGerald O'Reilly are pleased to present to the market 42 Alder Grove, a delightful 3 bedrooomed end of terrace home with attic conversion, located in the leafy Oldtown Demesne development on the Sallins Road in Naas.

Presented in excellent condition, this is a wonderful, light filled family home tucked away in a quiet cul de sac of just three homes. In a prime location, it is conveniently situated within a short walk of the local primary school, Monread Park, leisure centre, the Grand Canal towpath, sporting facilities and creche. From here it is an easy walk to the bustling centre of Naas town with its many restaurants, bars, boutiques and leisure amenities. It offers close access to the M7/N7 motorway and is within walking distance of the Arrow rail link in Sallins offering trains to Heuston, the Docklands and Kildare.

The house offers spacious family friendly accommodation, briefly comprising downstairs entrance hallway, guest wc, sitting room, kitchen/dining. Floor 1 – 3 double bedrooms (one en-suite) and family bathroom. Floor 2 – attic room.



Accommodation

Entrance Hallway 6.41m x 1.76m (21' x 5'9"): The bright and welcoming hallway is floored in ceramic tile with carpet to the stairs. It has understairs storage (2.13m x 0.72m) with shelving and is wired for a condenser dryer.

Guest WC 1.86m x 1.4m (6'1" x 4'7"): With wc, wash basin and heated towel rail, the floor and surrounds are tiled.

Living Room 5m x 3.14m (16'5" x 10'4"): This is a lovely light filled room of dual aspect, boasting a bay window to front. It features a solid oak floor and glazed double doors to the dining area. The granite fireplace is fitted with an inset gas fire and has a wooden surround.

Kitchen/Dining 5m x 4.2m (16'5" x 13'9"): The spacious kitchen is fitted with a superb range of oak Shaker style cabinets all topped with an impressive quartz counter, and with a stylish metro tile splashback. The peninsula offers seating for four and this, plus a full length larder press, ensure lots of extra storage space. The kitchen area floor is in tile, while the floor in the dining area is a whitewashed oak. The kitchen includes a ceramic hob, oven and integrated fridge freezer and dishwasher. French doors lead from here to the garden patio.

First Floor

Landing 3.3m x 2.56m (10'10" x 8'5"): The landing has a carpet floor and hotpress off.

Bedroom 1 5m x 3.32m (16'5" x 10'11"): This is a generous double bedroom with rear aspect. It is fitted with floor to ceiling wardrobes, tv point and carpet floor.

En-Suite 2.34m x 0.84m (7'8" x 2'9"): The en-suite is fitted with wc, wash hand basin and shower unit with thermostatic shower. With tiling to shower and splashback.

Bedroom 2 3.9m x 2.17m (12'10" x 7'1"): This spacious double room with front view features fitted wardrobes and carpet floor.

Bedroom 3 3.6m x 2.73m (11'10" x 8'11"): This is a double room to front with fitted Sliderobes, tv point and carpet floor.

Family Bathroom 2.34m x 1.72m (7'8" x 5'8"): The stylish bathroom boasts attractive tiling to floor and walls and includes wc, wash basin, bath with jacuzzi and overhead shower, and heated ladder towel rail.

Second Floor

Landing 2.26m x 1.41m (7'5" x 4'8"): With carpet floor, Velux window and attic access.

Second Floor 5m x 3.5m (16'5" x 11'6"): With carpet floor, Velux window and attic access.

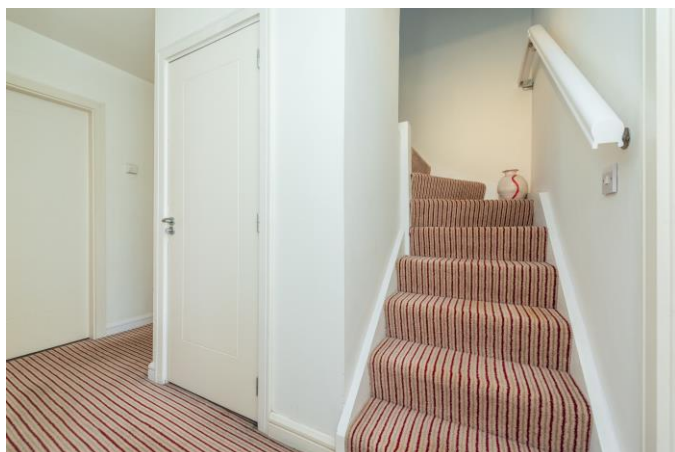
Attic Room 5m x 3.5m (16'5" x 11'6"): This is a very large comfortable room with a wall of built-in wardrobes ensuring ample storage, and attic access behind. It has a built-in desk, TV point and carpet floor.





Special Features & Services

- Built circa 2007.
- Extends to 127m² approximately.
- Light filled home in excellent decorative order throughout.
- Landscaped garden to rear.
- Gas fired heating.
- Double glazed hardwood windows.
- All carpets, curtains, blinds, kitchen appliances and light fittings included.
- Parking for two cars.
- Fibre broadband.
- Granite windowsills to front.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities
- 15 minute walk to Monread Shopping Centre.
- Close to Monread Park and Grand Canal towpath walks.
- Many schools both primary and secondary within walking distance.
- Short drive to Junctions 9 and 9A of the N7/M7.
- 20 minute walk to Arrow commuter train in Sallins.
- Bus to Maynooth, Leixlip and Blanchardstown from estate entrance.



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Outside: The rear garden is beautifully landscaped, with an impressive sandstone patio stretching its length and raised beds filled with shrubs such as red robin, lavender, bamboo and maple. The lawn is overlooked by 3 silver birch trees. The garden shed (3m x 2.5m) has electricity and there is gated side access, outside tap and power point.



NEGOTIATOR

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DIRECTIONS

From Naas town centre take the road to Sallins, passing the GAA Club and The Crossings Motor Dealers. Take the next left into Oldtown Demesne, then left again into Aldergrove. Continue straight and just before the green area, turn right. At the next left, number 42 will be the first house on your left.

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