

For Sale

Asking Price: €330,000

Sherry
FitzGerald
O'Reilly



122 Sarto Park,
Naas,
Co. Kildare,
W91 R8NA.

BER C2

sherryfitz.ie

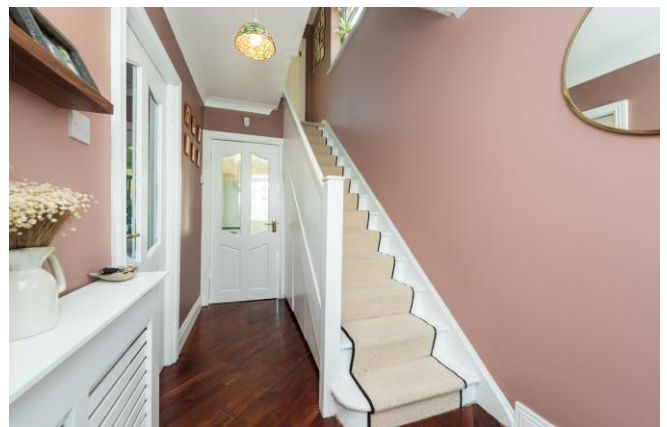


Sherry FitzGerald O' Reilly are delighted to bring to market 122 Sarto Park, a 3 bedroomed semi-detached home close to the banks of the Grand Canal. This property offers a stylish interior, with many enhancements being made in the last three years, with new carpets, appliances, wardrobes and kitchen cabinets to name a few.

This charming property is perfectly located in Naas town just a stone's throw from the vibrant Main Street with its delightful array of shops, restaurants and bars. Families will appreciate the easy walking distance to both primary and secondary schools, creches, and a playground. Amenities such as the hospital, leisure centre, and library are also within comfortable reach.

For commuters, the M7 motorway is a short drive away as is the Arrow train station in Sallins offering easy access to Dublin. The bus service to Dublin is just a five minute' walk from the property.

Accommodation in this lovely home comprises entrance hall, living room, kitchen/dining room. Upstairs there are three bedrooms and a family bathroom. Outside – block-built sheds.



Accommodation

Entrance Hallway 3.5m x 1.75m (11'6" x 5'9"):

The hallway has been laid with a wonderful walnut floor which runs through to the Living room. A carpet runner graces the stairs and bespoke understairs storage is included.

Living Room 3.62m x 3.53m (11'11" x 11'7"):

The cosy living room to front features a beautifully laid walnut floor and a cast iron fireplace with open fire.

Kitchen/Dining Area 5.45m x 3.45m (17'11" x 11'4"):

This is a lovely bright space overlooking the back garden. It is fitted with a selection of shaker style cabinets with a hardwood worktop and metro tile splashback. It is floored in a practical porcelain tile. Included are an induction hob, double oven, dishwasher and is plumbed for a washing machine.

Upstairs

Landing 3m x 1.82m (9'10" x 6'): This is a bright landing with carpet floor and Stira stairs to the part floored attic.

Bedroom 1 4.2m x 3.4m (13'9" x 11'2"): With front view, this is a generous double bedroom with fitted wardrobes and carpet floor

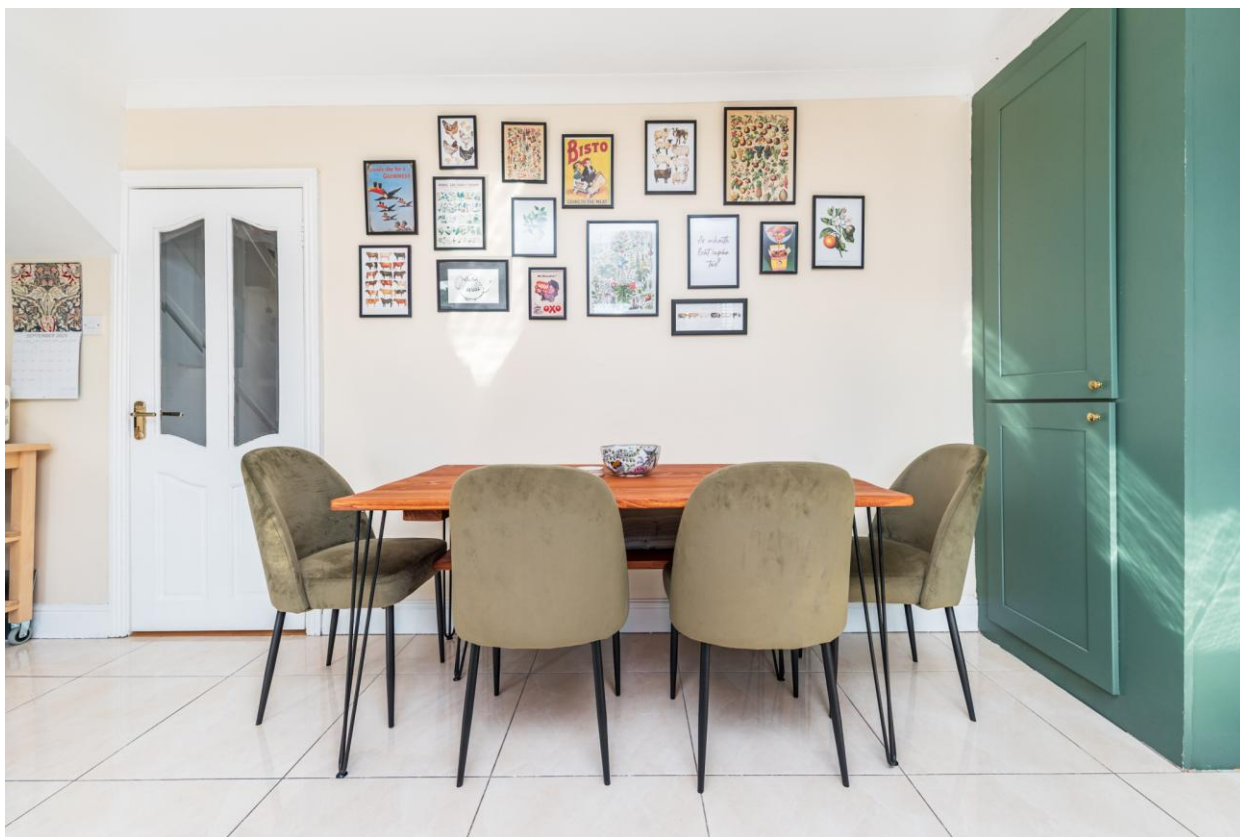
Bedroom 2 3.5m x 3m (11'6" x 9'10"): Bedroom two is a double room to rear with a carpet floor and fitted wardrobe.

Bedroom 3 2.52m x 2.28m (8'3" x 7'6"): Currently used as an office, this is a single room to front with carpet floor.

Bathroom 2.73m x 1.61m (8'11" x 5'3"): The bathroom comprises wc, vanity unit with basin, corner shower unit and heated towel rail. With attractive tiling to walls and floor.

Outside To front, there is parking for two cars off street on the cobblelock drive and gated access to the rear garden. The back garden is in lawn with shrubs such as photinia, magnolia and roses planted. It has a block built shed (2.75m x 1.68m) and the old boiler house (1.3m x 0.71).





Special Features & Services

- Built circa 1968.
- Extends to 79m² approximately
- Gas fired central heating.
- uPvc double glazed windows.
- Composite front door.
- uPVC soffits and fascia.
- Low maintenance dashed wall exterior.
- Fitted alarm system.
- Extra insulation to attic space.
- Parking for two cars on cobblelock drive.
- Rear garden in lawn with gated side access.
- Carpets, blinds, listed appliances and some light fittings included.
- Block built shed.
- Low maintenance exterior.
- Beside Grand canal towpath walks.
- A short scenic stroll to the Main Street of Naas with its excellent array of shops, restaurants, library and leisure facilities.
- Within walking distance of most Naas schools both primary and secondary.
- Short drive to Junctions 9A or 10 of the M7/N7 and to the Arrow rail link in Sallins with connectivity to Dublin and beyond.







NEGOTIATOR

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DIRECTIONS

From Naas Main Street, take the right turn onto the Newbridge Road. After 400m turn right onto Pacelli Road. Take the second right onto Sarto Park, then take the next left turn. Number 122 will be the fifth house on your right-hand side.

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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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