

For Sale

Asking Price: €280,000

Sherry
FitzGerald
O'Reilly



46 Oak Glade Hall,
Naas,
Co. Kildare,
W91 CP59.

BER C3

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to present 46 Oak Glade Hall, a superb 2 bedroomed, first-floor apartment situated within a prestigious gated development. Located just off the Craddockstown Road, this home offers a generous, spacious layout complemented by a south-east facing aspect that bathes the interior in natural light. As one of only eight units in a private, low-rise block, the property is surrounded by beautifully maintained, landscaped grounds.

Oak Glade Hall is within easy walking distance of Naas town centre with its array of shops, restaurants, bars, theatre, schools and leisure facilities. It is moments away from Naas General Hospital and the Vista Primary Care Campus. From here it is a short drive to the M7 and the train station in Sallins, while bus services are within walking distance.

Accommodation in this lovely home comprises entrance hall, living area, kitchen/dining area, 2 double bedrooms (one with en-suite), and bathroom.



Accommodation

Entrance Hallway 3.2m x 1.6m (10'6" x 5'3"): The hall has a beechwood floor, attic access and hotpress off (1.07m x 1.03m).

Living Area 4.7m x 3.83m (15'5" x 12'7"): This is a light filled comfortable space, featuring a beech floor and French doors to a balconette. It is open to the kitchen/dining area.

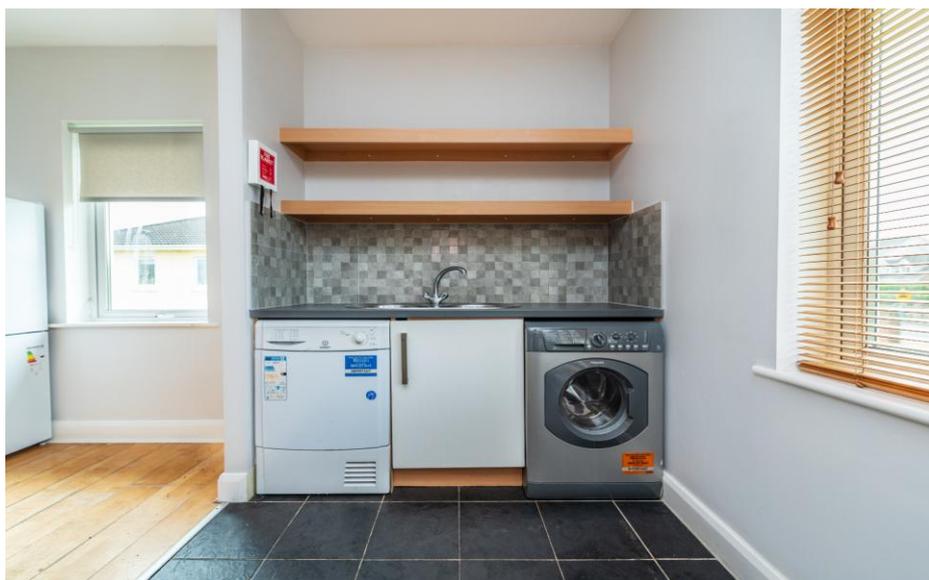
Kitchen/Dining Area 3.93m x 3.41m (12'11" x 11'2"): The beech wood floor runs from the Living area into the dining area, while the kitchen is floored in porcelain tiles. The kitchen is a bright space of dual aspect, and is fitted with built-in cabinets, drawers and open shelving. The appliances include an oven, ceramic hob, microwave, tumble dryer and washing machine.

Bedroom 1 5.75m x 3.01m (18'10" x 9'11"): This is a bright and spacious double bedroom with open wardrobe and carpet laid to floor.

En-Suite 1.7m x 1.68m (5'7" x 5'6"): The en-suite is fitted with a corner shower unit, wall hung wash hand basin, extractor fan and wc. With part tile walls and tiled floor.

Bedroom 2 3.55m x 3.04m (11'8" x 10'): Bedroom 2 is a generous double room, with an open wardrobe and carpet floor.

Bathroom 2.04m x 1.66m (6'8" x 5'5"): The bathroom comprises a suite of hidden cistern wc, wall hung wash hand basin and bath. It has a tile floor and mosaic tiling to walls.





Special Features & Services

- Built circa 2001.
- Extends to 68m² approximately.
- Residents car park.
- Electric gated entrance.
- Intercom system.
- uPvc double glazed windows.
- Fitted alarm.
- Well-maintained, landscaped communal grounds.
- Bright south-east facing aspect.
- Small, low-rise development
- All carpets, curtains, blinds and light fittings included.
- Listed kitchen appliances included.
- Energy efficient electric heating.
- Management fee €1,600 per annum approximately.
- Short walk to local shops, Naas Hospital, primary and secondary schools.
- Just a few minutes' walk into Naas with its many shops, restaurants, theatre, library and many sporting facilities.
- Short drive to M7/N7 and Commuter rail service in Sallins, and easy walk to bus services.

BER BER C3, BER No. 112694104







NEGOTIATOR

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

DIRECTIONS

On entering Naas from the Dublin direction take the left turn at the first set of traffic lights. Tesco Metro will be on the right-hand side. Proceed out this road through pedestrian lights and at the second set of lights turn right. Proceed up the hill and pass through pedestrian lights outside Ballycane Church. At the next set of lights, take the left turn onto Craddockstown road. Take the first left and you will then see Oak Glade Hall on your left-hand side. Number 46 is in the second block 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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