

For Sale

Asking Price: €255,000

**Sherry
FitzGerald**
O'Reilly



1 The Stables,
The Orchard,
Naas, Co. Kildare,
W91 A89V.

sherryfitz.ie

BER A3



Sherry FitzGerald O' Reilly are delighted to present 1 The Stables, a spacious one-bedroom ground-floor apartment within The Orchard. This exceptional new development is set on the historic grounds of the De Burgh family's Oldtown Estate on the Sallins Road. Reimagined on the site of the original stables and renovated in 2023, the property features the latest in energy-efficient technology and sleek, modern design.

Situated in a prime area of Naas, from The Orchard it is a short walk to Naas town centre's many shops, bars, and restaurants, the Moat Theatre and Naas library. Close by are Monread Park, the Grand Canal, Monread Shopping centre and local GAA facilities. It is a few minutes' drive from N7/M7 (Junctions 9 & 9A) and a 25-minute walk to the Sallins train station.

Accommodation in this lovely home briefly comprises-kitchen/dining/living with terrace, double bedroom with terrace, bathroom and utility/plantroom.



Accommodation

Kitchen/Dining/Living Room 6m x 4.5m (19'8" x 14'9"):

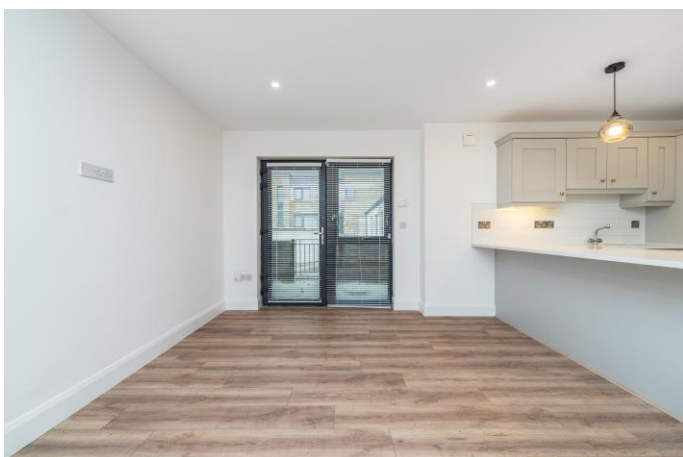
Bathed in natural light, this living space features a glazed door that opens onto a walled and gated terrace. The contemporary kitchen boasts shaker-style cabinetry with soft-close drawers and premium solid quartz worktops. To centre is a substantial peninsula providing both ample storage and seating for four, accented by elegant feature lighting. It is completed with high-end integrated appliances, including an induction hob, oven, dishwasher, and fridge-freezer. The Living area features laminate flooring underfoot while the kitchen area is tiled in porcelain tile.

Utility Room/Plant Room 2.28m x 1.55m (7'6" x 5'1"): Fitted with storage cabinet and washing machine/ dryer, it also houses the heat pump and tank.

Bedroom 1 15.8m x 3.63m (51'10" x 11'11"): This is a large double bedroom of dual aspect including a glazed door leading to a small private terrace. It is fitted with quality fitted wardrobes, tv point and oak laminate floor.

Bathroom 2.27m x 1.6m (7'5" x 5'3"): The stylish bathroom comprises a suite of wc, vanity unit, a corner shower and a heated towel rail. With attractive tiling to floor and walls.





Special Features & Services

- Renovated in 2023.
- Ground floor apartment in a quiet cul de sac.
- One bedroom with private terrace.
- Extends to 59m² approximately.
- Victorium exhaust Air heat pump for heating and hot water.
- Fitted alarm.
- Intercom system.
- Fire doors throughout.
- Includes all fitted appliances, light fittings and blinds.
- uPvc Double glazed windows and doors.
- Stylish bathroom with contemporary sanitaryware.
- Just four apartments in building with well-maintained communal areas
- Management fee €1,378 pa to include grounds maintenance and waste disposal.
- Designated parking space and lots of visitor parking spaces.

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NEGOTIATOR

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DIRECTIONS

From Main Street, Naas take the Sallins Road. After the Applegreen Service station, continue straight, then take the next left, then left at the roundabout. Enter into The Orchard and follow the road, past the apartments, take the second left, follow the road past the Walled garden then veer left and The Stables will be at the end of the cul de sac on the right-hand side.

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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