

For Sale

Asking Price: €350,000

Sherry
FitzGerald
O'Reilly



4 The Stables,
The Orchard,
Naas, Co. Kildare,
W91 NVH9.

BER A2

sherryfitz.ie

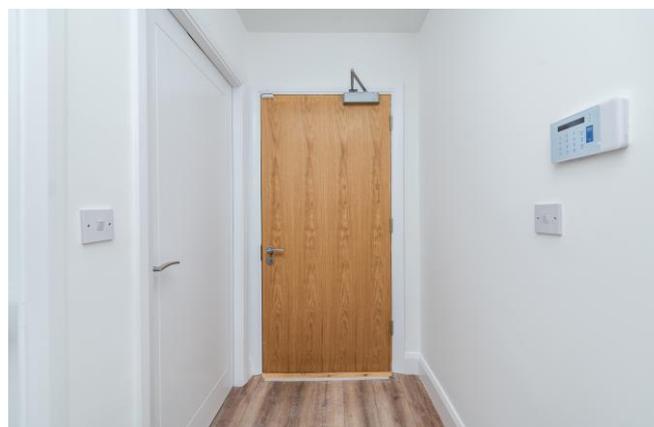


Sherry Fitzgerald O' Reilly welcome you to 4 The Stables, a generously proportioned 2 bedroom first-floor apartment nestled within the prestigious Orchard development. This is a wonderfully spacious, bright and airy apartment finished to the highest standards, with quality kitchen cabinetry, flooring, wardrobes, bathrooms and appliances. It is A rated, with high levels of thermal insulation, an Exhaust air heat pump and the latest in construction technology.

The Orchard is steeped in local heritage, occupying the historic grounds of the De Burgh family's Oldtown Estate on the Sallins Road in Naas. This property sits in a peaceful cul de sac on the site of the original estate stables, close to the walled gardens and the Gatekeepers lodge.

Perfectly positioned, the Orchard is just a short walk from Naas town centre with its abundance of shops, restaurants, bars, library, hospital, theatre and sporting facilities. It enjoys close proximity to the Woodland gardens at Oldtown, Grand Canal tow path walks, and Monread Park. Close by are the Monread Shopping Centre, leisure centre, Scoil Bhride, N.C.C and the GAA club. For the commuter, this location is unbeatable, offering quick access to the N7/M7 and a convenient 25-minute walk to the Sallins Rail Station for direct links to Dublin.

Accommodation in this fantastic property briefly comprises hallway, kitchen/dining/living, 2 double bedrooms, bathroom, plantroom and balcony.



Accommodation

Hallway 8.73m x 1.22m (28'8" x 4'): The hallway is floored in a warm oak laminate which features widely throughout the property. With alarm and intercom.

Living Room/ Kitchen 7.19m x 5.04m (23'7" x 16'6"): This dual-aspect room is bathed in natural light, featuring a glazed door that opens onto an expansive balcony and a striking apex window. The kitchen boasts high quality shaker-style cabinetry with soft-close drawers, a solid quartz worktop and a large peninsula with integrated seating and feature lighting. It includes a range of integrated appliances, including an induction hob, dishwasher, fridge freezer and washer/dryer. The space is zoned with warm laminate flooring in the living area, transitioning to porcelain tiling in the kitchen area.

Balcony 5.6m x 1.6m (18'4" x 5'3"): The spacious balcony is completed with composite decking.

Bedroom 1 3.91m x 3.91m (12'10" x 12'10"): This is a generous double bedroom, fitted with quality wardrobes, tv point and oak laminate flooring.

Bedroom 2 3.91m x 2.56m (12'10" x 8'5"): Bedroom two is a double room with fitted wardrobes and laminate floor.

Bathroom 2.84m x 1.87m (9'4" x 6'2"): The bathroom comprises a contemporary suite of wc, vanity unit, a corner shower and a heated towel rail. With attractive tiling to floor and walls.

Plantroom 2.84m x 1.06m (9'4" x 3'6"): The plant room houses the heat pump and tank.





Special Features & Services

- Reconstructed in 2023.
- First floor apartment in a peaceful cul de sac
- Extends to a spacious 78m² approximately.
- Large balcony.
- 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.
- Freshly painted.
- Just four apartments in building with well-maintained communal areas.
- Management fee €1,624 per annum approximately to include grounds maintenance and waste disposal.
- Designated parking space and visitor parking spaces .
- Steps away from Woodland Gardens, Grand Canal walks, and Monread Park.
- Easy walk to the bustling Naas town centre with its abundance of shops, boutiques, restaurants, bars, cinema and theatre.
- Close to Scoil Bhríde and NCC, local GAA and Leisure Centre.
- A short walk to Monread Shopping centre with Tesco extra and other retail outlets.
- Minutes from N7/M7 (J9 & 9A) and a 25-minute walk to the Sallins & Naas train station.
- Bus stop for Maynooth, Leixlip and Blanchardstown just a few metres away.





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.

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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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