

For Sale

Asking Price: €310,000

**Sherry
FitzGerald**
O'Reilly



9 Friary Gate,
Friary Road,
Naas,
Co Kildare,
W91 Y166.

sherryfitz.ie

BER C1



Sherry FitzGerald O'Reilly are delighted to introduce you to 9 Friary Gate, a spacious 2 -bedroomed, ground-floor apartment with own front door. Friary Gate is a small low-rise development in an unrivalled location just off Corbans Lane, right in the heart of Naas town. It boasts landscaped communal gardens, a gated entrance and lots of parking. Number 9 offers two double bedrooms, a generous living area and boasts new double glazed windows.

It is very centrally located enjoying great convenience with its close proximity all the amenities of Naas-shops, restaurants, bars, Theatre, tennis club, gyms . It is just a few minutes' drive to the M7/N7 interchange and the Sallins Train station, and a short walk to the bus stop for buses to Dublin and countrywide.

Accommodation in this excellent apartment comprises entrance, living/dining room, kitchen, 2 double bedrooms and bathroom.



Accommodation

Entrance 1.08m x 1.06m (3'7" x 3'6"): Own front door.

Living/Dining Room 5.4m x 4.85m (17'9" x 15'11"): The living room boasts a high gloss walnut floor underfoot, and a marble fireplace with wooden surround and electric fire. With an archway to the Kitchen and there is a storage room off (3m x 1m).

Kitchen 2.5m x 2m (8'2" x 6'7"): The kitchen is fitted with a range of cabinets with a tile splashback and a walnut floor. It includes an integrated oven, induction hob and washer/dryer.

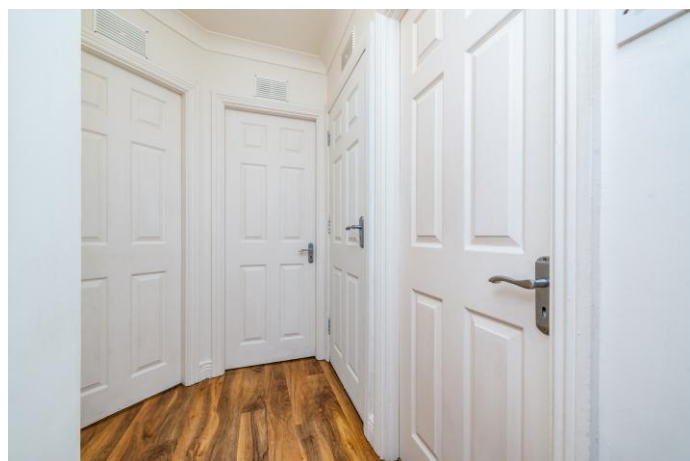
Hallway 2.56m x 1.55m (8'5" x 5'1"): With hotpress off and walnut floor.

Bedroom 1 3.74m x 2.64m (12'3" x 8'8"): This is a double bedroom with rear view and fitted wardrobes. It is floored in a dark oak laminate.

Bedroom 2 3.1m x 2.6m (10'2" x 8'6"): This double bedroom is also floored in oak laminate and includes fitted wardrobes.

Shower Room 2.6m x 1.65m (8'6" x 5'5"): The well-equipped bathroom features a walk-in shower, wc and whb with extractor fan and fan heater. The floor and surrounds are tiled.





Special Features & Services

- Extends to 58m² approximately,
- New uPvc double glazed windows
- Electric heating,
- All kitchen appliances included,
- Secure car parking available with automated gate entrance.
- Surrounded by communal leafy green area,
- Management fee €1,300 per annum (including refuse, insurance and maintenance of public areas),
- Within walking distance of primary and secondary schools.
- Easy walk to the bustling main street of Naas town with its abundance of shops, boutiques, restaurants, bars, library and theatre.
- Short drive to M7/N7 and commuter rail service in Sallins. Bus service just minutes from apartment.

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NEGOTIATOR

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DIRECTIONS

Arriving in Naas on the Dublin Road, take the left turn at Lawlors Hotel, onto Friary Road. Take the second right turn onto Corbans Lane. Friary Gate is the first gate 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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