

For Sale

Asking Price: €285,000

Sherry
FitzGerald
O'Reilly



26 The Waterfront,
The Harbour,
Naas, Co. Kildare,
W91 P288.

BER C1

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to introduce 26 The Waterfront, a superb 2 bedroomed, first floor apartment nestled within a secure, gated development on the banks of the Grand Canal. This generous apartment is beautifully presented. It is set on communal gardens and offers both allocated and visitor parking

The Waterfront has all the amenities of Naas on its doorstep. A short stroll brings you to the Moat Theatre, the new library, and the vibrant Main Street with its boutiques, restaurants and bars, cafes, and leisure amenities. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

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



Accommodation

Hallway 3.84m x 3.24m (12'7" x 10'8"): All rooms are accessed from the hallway, which has a carpet floor, attic access and both hotpress and storage closet off (0.9m x 0.77m).

Living/Dining/Kitchen 6.24m x 5.55m (20'6" x 18'3"): This is a wonderfully spacious and light filled room with sliding doors to a balcony overlooking the gardens and Grand Canal. A focal point is the exquisite marble fireplace with an inset gas fire. The Living and dining areas have a carpet floor, while the Kitchen is floored in linoleum. The kitchen is fitted with a range of attractive cream cabinets with a tile splashback. It includes an oven, ceramic hob, fridge and washer/dryer.

Bedroom 1 3.55m x 2.8m (11'8" x 9'2"): This is a double bedroom with fitted wardrobes and lockers with carpet to floor.

En-Suite 2.17m x 0.77m (7'1" x 2'6"): The en-suite comprises wc, wash basin and shower unit with tiling to floor and shower.

Bedroom 2 4.28m x 2.62m (14'1" x 8'7"): This double bedroom includes lots of fitted wardrobes, tv point and carpet floor.

Bathroom 2.16m x 1.94m (7'1" x 6'4"): The bathroom includes wc, wash hand basin and bath with an overhead shower. It is fully tiled to floor and walls.

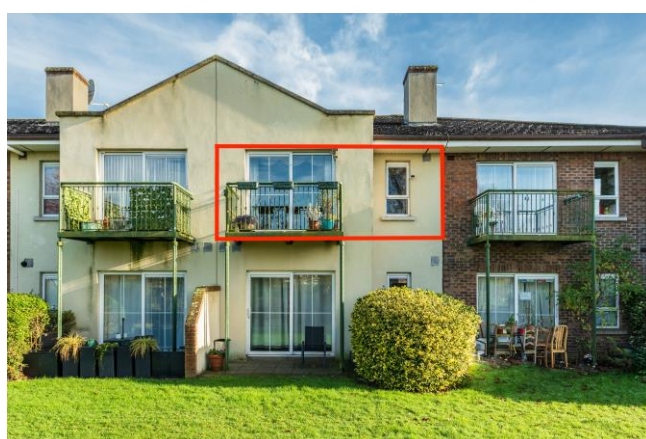




Special Features & Services

- Built circa 2001
- Extends to 72m² approximately.
- Gated car park with allocated parking space and visitor parking.
- uPvc double glazed windows.
- Intercom system.
- Gas fired central heating.
- Fitted alarm system.
- Extra high ceilings.
- All kitchen appliances included.
- Lovely landscaped communal gardens.
- Balcony overlooking gardens and the canal.
- All blinds and light fittings included.
- Management fee € 1,379 per annum (including refuse, insurance and maintenance of public areas) .
- Within easy walking distance of shops, restaurants, bars and the many leisure amenities of Naas town.
- Short drive to M7/N7 and Commuter rail service in Sallins. Bus service just minutes from apartment.

BER BER C1, BER No. 117715979.





NEGOTIATOR

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DIRECTIONS

From Main Street, turn right at Kalu, and continue on this road to the harbour, where you will see The Waterfront on your right.

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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