

For Sale

Asking Price: €199,000

Sherry
FitzGerald
O'Reilly



6 Poplar Grove,
Naas,
Co. Kildare,
W91 X242.

BER D1

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to bring to market 6 Poplar Grove, a 1 bedroom, ground-floor apartment. Nestled in the Poplar Grove development, this apartment boasts an unrivalled location just off Corbans Lane, right in the vibrant heart of Naas town.

It is very centrally located enjoying great convenience with its close proximity to many amenities -shops, restaurants, bars, tennis club, gyms, and Theatre. 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.

Accommodation comprises- hallway, sitting room, kitchen, bedroom and bathroom.



Accommodation

Entrance Hallway The hallway is laid with an oak laminate floor, with large hotpress and a storage press (0.85m x 0.81m).

Sitting Room 3.78m x 3.58m (12'5" x 11'9"): This is a bright and spacious room with front views. It has a laminate oak floor and a marble fireplace with open fire.

Kitchen 2.9m x 2.75m (9'6" x 9'): The kitchen offers a selection of shaker style cabinets with a metro tiled splashback and a laminate oak floor. It includes an oven, a ceramic hob, fridge and washer/dryer.

Bedroom 1 3.56m x 2.74m (11'8" x 9'): This is a double bedroom to front. It includes a range of fitted wardrobes and an oak laminate floor.

Bathroom 2.2m x 1.7m (7'3" x 5'7"): The bathroom comprises wc, wash hand basin and bath with a pumped electric shower. It is fully tiled and includes an extractor and electric heater.





Special Features & Services

- Extends to 46m² approximately.
- Built circa 1995.
- Designated parking space.
- Hardwood double glazed windows.
- Intercom system.
- Energy efficient electric heating.
- All kitchen appliances included.
- Surrounded by communal leafy green area.
- Own storage shed and key coded bin storage.
- Management fee €1,900 approximately per annum and includes building insurance, refuse collection and upkeep of communal areas (outside and inside).
- Within walking distance of Hospital, shops, restaurants 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 D1, BER No. 112316583





NEGOTIATOR

Cathal O'Reilly
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DIRECTIONS

Arriving in Naas on the Dublin Road, take the left turn at Lawlor's Hotel, onto Friary Road. Take the second right turn onto Corbans Lane. Poplar Grove is the second entrance on the right-hand side. Number 6 is on the ground floor 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.

PSRA Registration No. 001057