

For Sale

Asking Price: €260,000

Sherry
FitzGerald
O'Reilly



2 Beasley House,
Punchestown Gate,
Naas,
Co Kildare,
W91 TK60.

sherryfitz.ie

BER C2



Sherry FitzGerald O'Reilly are pleased to welcome you to 2 Beasley House. This is a spacious ground floor, 2 bedroomed apartment in Punchestown Gate. Punchestown Gate is a small, mature, low rise, and well-maintained development just off the Dublin Road in Naas.

Punchestown Gate is in an enviable location, just five minutes' walk from Naas town centre with its excellent selection of shops, boutiques, restaurants, bars, theatre, hospital and sporting facilities. Access to the M7 is just over 2 km away, and the Arrow rail link in Sallins is less than 10 minutes drive.

Accommodation in this superb apartment comprises entrance hall, living/dining/kitchen two double bedrooms and bathroom.



Accommodation

Entrance Hallway 3.46m x 2.67m (11'4" x 8'9"):

The hallway is floored in a warm walnut laminate. It has a hot press off and a large storage press (1.68m x 0.68m) which houses the dryer.

Living/Dining Room 6.1m x 3.45m (20' x 11'4"):

This is a bright and spacious room of dual aspect with windows overlooking the gardens. It features a cast iron and tile fireplace with wooden surround and electric stove, and it has a walnut laminate floor underfoot. It is open to the kitchen.

Kitchen 2.71m x 2.58m (8'11" x 8'6"):

The kitchen is fitted with a selection of cabinets and drawers with a metro tile splashback and tile floor. Included are a ceramic hob, oven, washing machine and fridge freezer.

Bedroom 1 3.94m x 3.46m (12'11" x 11'4"):

This generous double bedroom has been fitted with a range of Sliderobes. It has a carpet floor.

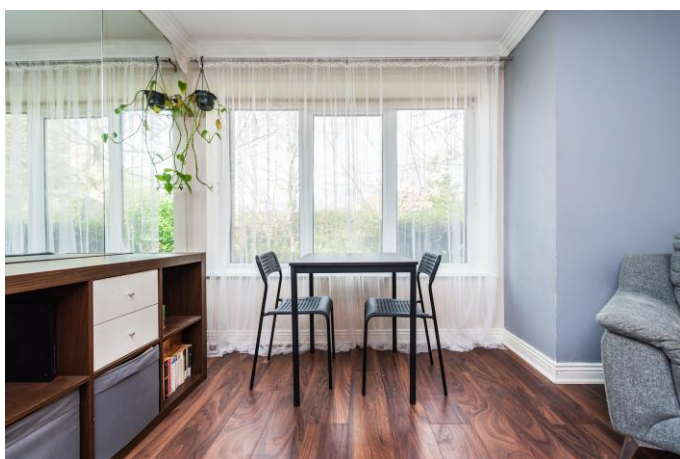
Bedroom 2 3.55m x 2.35m (11'8" x 7'9"):

This is a double bedroom fitted with Sliderobe storage and a carpet floor.

Bathroom 2.4m x 2.05m (7'10" x 6'9"):

The bathroom comprises a wc, wash basin, corner shower with electric shower, heated towel rail, Dimplex fan heater and Vortex extractor. The walls and floor are tiled.





Special Features & Services

- Built circa 1989 however property has been upgraded by current owners with the installation of gas fired central heating.
- Internal wall insulation added and external walls pumped.
- Extends to 60m² approximately.
- Ground floor apartment.
- Designated and visitor parking.
- uPvc Double glazed windows.
- Intercom system.
- Curtains and light fittings included.
- All kitchen appliances included.
- Short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Short drive to Junction 9 of the N7/M7 and the Arrow rail line in Sallins.
- Bus stop for service to Dublin close by.
- Management fees €2,025 per annum including refuse, grounds and communal areas maintenance, plus sinking fund.

BER BER C2, BER No. 109045575





NEGOTIATOR

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DIRECTIONS

From Naas town centre, take the Dublin Road, passing the Applegreen Service Station. Just before the second set of traffic lights, take the right turn, and you will see PuncHESTOWN gate on the left. Enter the development and Beasley house is on the left 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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