

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
O'Reilly



29 Aylmer Park,
Naas,
Co. Kildare,
W91 Y67E.

BER C1

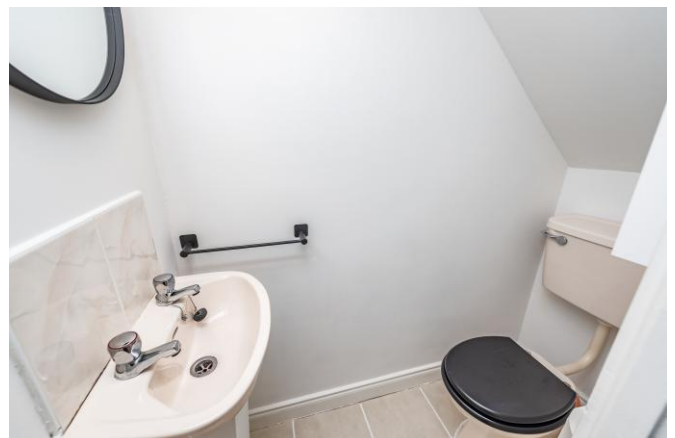
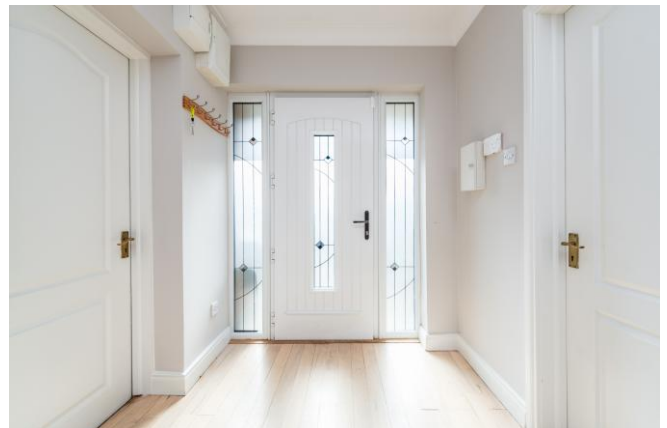
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Sherry FitzGerald O'Reilly welcome you to 29 Aylmer Park, a spacious 3 bedroomed semi-detached home located in a quiet cul de sac in the popular Aylmer Park residential estate. This is a bright and appealing home which is brought to market in excellent decorative order throughout. Perfect for the growing family, it offers many versatile reception rooms and a spacious garden to rear.

Aylmer Park is a family friendly estate, ideally located on the Monread road, with lots of large green areas. It is close to the exit for the M7/N7 and is short drive from the commuter train station in Sallins. Aylmer Park is close to a host of amenities such as shops, schools, pub, leisure centre, cinema, crèche, cafes, GAA club, local Park and playground and the Monread shopping centre.

The well-proportioned accommodation in this fine property briefly comprises – entrance hallway, sitting room, living room, sunroom, kitchen/dining room, utility room, guest wc, Upstairs: 3 double bedrooms (one en-suite), family bathroom.



Accommodation

Entrance Hallway 5.12m x 1.81m (16'10" x 5'11"): The spacious hallway features a lovely maple hardwood floor and new carpet to stairs.

Sitting Room 5.73m x 3.38m (18'10" x 11'1"): The spacious sitting room features an impressive marble fireplace with a mahogany surround and inset gas fire. Underfoot is a warm maple floor and the room is lit by both centre and wall lighting. Double doors lead to the dining area.

Family Room 4.64m x 2.5m (15'3" x 8'2"): This is a versatile room to front, which could be used as a fourth bedroom. It is laid with an engineered hardwood floor.

Sunroom 3.64m x 2.55m (11'11" x 8'4"): The sunroom boasts lovely garden views, a warm redbrick feature wall, a panelled ceiling with Velux windows overhead, and a door to the patio.

Kitchen/Dining Room

Kitchen 5.15m x 2.67m (16'11" x 8'9"): The kitchen/dining room is a bright space of dual aspect. The kitchen is fitted with a range of granite topped pine cabinets which offer lots of storage. Included are a hob and oven, integrated dishwasher and fridge. The kitchen area has a tiled floor and splashback, while the remaining area is in maple.

Dining Area 3.4m x 2.46m (11'2" x 8'1"): From the dining area, sliding doors bring you to the sunroom.

Utility Room 2.47m x 1.78m (8'1" x 5'10"): The utility is fitted with a worktop and sink and is plumbed for both washing machine and tumble dryer. It houses the Bosch combi boiler with smart controls which was fitted in 2023. With back door to garden.

Guest WC 1.67m x 0.73m (5'6" x 2'5"): With wc, wash basin and tile floor.

Landing 3.52m x 1.94m (11'7" x 6'4"): The landing has a new carpet floor, ladder stairs to attic and a spacious linen press (1.73m x 0.97m).

Bedroom 1 4.5m x 3.27m (14'9" x 10'9"): This is a generous double bedroom to rear. It is a comfortable room with new carpet floor and fitted wardrobes.

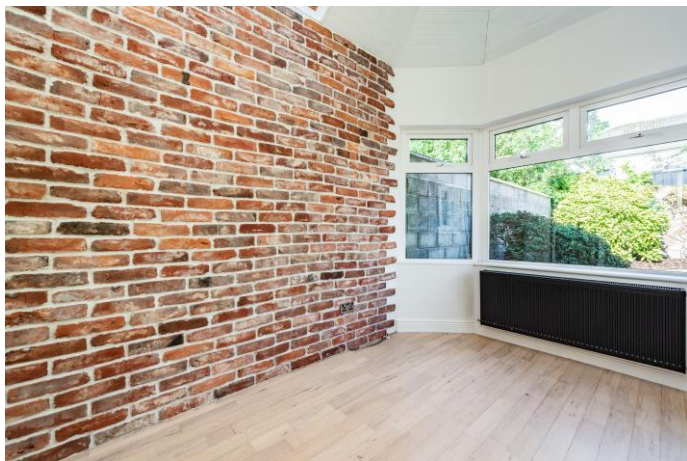
En-Suite 1.98m x 1.48m (6'6" x 4'10"): The en-suite comprises wc, wash basin, heated towel rail and corner shower unit with pumped electric shower. It has tiling to shower and linoleum tile floor.

Bedroom 2 3.65m x 2.77m (12' x 9'1"): This is a double room to front, with attractive wall panelling to two walls, fitted wall lights, wardrobe and engineered oak floor.

Bedroom 3 3.12m x 2.51m (10'3" x 8'3"): Bedroom 3 is of front aspect and fitted with wardrobes and an engineered oak floor.

Family Bathroom 1.95m x 1.92m (6'5" x 6'4"): The bathroom is fitted with a hidden cistern wc, wall hung wash basin, heated towel rail and bath with pumped electric shower. It is fully tiled to floor and walls with ceramic tile and mosaic detailing.





Special Features & Services

- Built in 1996 with sunroom added in 2004.
- Extends to a generous 129m² approximately of accommodation.
- Family friendly home in a prime location.
- Low maintenance exterior finish.
- Gas fired central heating with combi boiler (2023) and TRE valves on all radiators.
- Nest smart controls for heating.
- Double glazed uPVC windows.
- Led lighting throughout.
- uPVC fascia and soffits.
- Freshly painted throughout.
- Fully pressurised water system.
- New carpets to stairs and bedroom.
- Ring smart alarm system.
- New composite front door.
- Gated side access.
- Metal garden shed.
- Beside large green area.
- Parking for 3 cars on cobblelock driveway.
- Light fittings, carpets, curtains and listed appliances included.
- Fitted smoke alarms and carbon monoxide detectors.
- A short walk to amenities such as crèche, cinema, leisure centre, Monread Park, sporting facilities, schools, retail park and Monread shopping centre.
- Close access to the M7 motorway and the Sallins train station for commuter trains to Heuston and Connolly Stations.

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Outside: To front the cobblelock drive includes parking for three cars and wide gated side access. The garden is planted with spirea shrubs and a purple plum tree. The spacious garden to rear is low maintenance, with a cobblelock patio and a gravel area encircled by beds of shrubs such as laurel, escallonia and Japanese holly. It has an outside tap, gated side access and a metal shed 2.8m x 2m.



NEGOTIATOR

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DIRECTIONS

From the Dublin Road, take the Monread Road. Go through the first roundabout and continue to the traffic lights. Take the left turn onto Monread Avenue and take the immediate left turn into Aylmer Park. Follow the road, taking the second right turn. Number 29 will be the third house on the right-hand side.

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