

# For Sale

Asking Price: €450,000

**Sherry  
FitzGerald**  
O'Reilly



5 The Stables,  
The Orchard,  
Naas,  
Co. Kildare,  
W91 R8RW.

[sherryfitz.ie](https://sherryfitz.ie)

**BER** A3



Sherry FitzGerald O'Reilly are delighted to introduce you to 5 the Stables, a truly unique 2 bedroomed bungalow, with huge potential, in a very special location. The Orchard is set on the original Oldtown Estate and is boarded by historic stone walls. This fine property offers an abundance of space, light, quality fixtures and fittings and superb energy efficiencies.

From here, it is just a short walk to Naas town centre with its many shops, restaurants, bars, hospital, theatre and sporting facilities. It enjoys close proximity to the Grand Canal towpath walks, Monread Shopping Centre, leisure centre, Monread Park, local school and GAA club.

Roseview is ideally located for the commuter, as it is just a few minutes' drive to the N7/M7 Junctions 9 and 9A and a twenty five minute walk to the Arrow Rail Station serving Heuston station and the Docklands.

Accommodation comprises entrance hallway, living/kitchen, utility room 2 bedrooms, bathroom and stairs to large attic space.





## Accommodation

**Entrance Hall** Bright welcoming hallway with stylish wooden floor.

**Living Room/Kitchen Area** 6.75m x 4.5m (22'2" x 14'9"): Spacious living room area with patio doors to rear private courtyard. The kitchen has a superb ranger of Shaker style units including integrated electric oven, ceramic hob, fridge freezer and solid quartz worktops. It has a tiled floor and tiled splashback.

**Utility Room** 1.62m x 1.47m (5'4" x 4'10"): With tiled floor, heat pump and washer/dryer.

**Bedroom 1** 4m x 4.3m (13'1" x 14'1"): Generous double bedroom with wooden floor and built-in wardrobes.

**Bedroom 2** 3.3m x 3m (10'10" x 9'10"): Bedroom 2 is a double room with wooden floor and built-in wardrobes

**Bathroom** 3.2m x 2m (10'6" x 6'7"): Sleek contemporary sanitary wear, including corner shower with fitted doors, whb with fitted cabinet and wc. and heated towel rail. The floor is tiled and the walls are part tiled.

**Attic Space** 16.5m x 2.4m (54'2" x 7'10"): A Stira stairs leads to this incredible floored space with huge potential.

**Courtyard** 15.3m x 3.8m (50'2" x 12'6"): Fully enclosed private courtyard.





### Special Features & Services

- Extends to 72m<sup>2</sup> approximately.
- Fully renovated 2023.
- Excellent decorative order throughout
- Set in the leafy surrounds of the Oldtown walled gardens.
- Two double bedrooms,
- Composite door and double glazed windows.
- Heat pump.
- Designated parking space.
- Includes all fitted appliances and blinds.
- Double glazed windows
- Stylish bathrooms with contemporary sanitaryware.
- Management fee €515 per annum to include grounds and communal area maintenance and waste disposal.
- A short walk to amenities such as Monread Shopping Centre, Monread Park, school, Canal towpath walks, GAA, leisure centre and sporting facilities.
- Easy walk to Naas Town centre with its abundance of shops, boutiques, restaurants, bars, cinema and Theatre.
- Close access to Junctions 9 and 9A of the M7 motorway
- Just a 25 minute walk to the Arrow rail link in Sallins with commuter trains to Heuston station and the Docklands

**BER** BER A3, BER No. 116276270.







#### NEGOTIATOR

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#### DIRECTIONS

From Naas town centre, take the Sallins Road R407, passing the Applegreen service station on the right. Continue straight and take the left turn at the traffic lights into The Orchard and a left turn into The Orchard. Follow the road to the end and take a left turn. Number 5 The Sables is at the end of this road directly facing you.

**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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