

For Sale

Asking Price: €255,000

Sherry
FitzGerald
O'Reilly



26 Oak Glade Hall,
Naas,
Co Kildare,
W91 F960.

sherryfitz.ie

BER D2



Sherry FitzGerald O' Reilly are delighted to introduce you to 26 Oakglade Hall, a stylish 2 bedroomed, ground floor apartment. Located in a much sought-after gated development just off the Craddockstown Road, this home boasts a bright and spacious layout. Number 26 is one of just eight apartments in this low-rise block, set on well maintained, landscaped grounds.

Oakglade Hall is within easy walking distance of Naas town centre with its array of shops, restaurants, bars, theatre, schools and leisure facilities. It is located close to the Naas Hospital and the Vista centre. From here it is a short drive to the M7 and the Arrow train station in Sallins, while bus services are within walking distance.

Accommodation in this lovely home comprises entrance hall, storage room, living area, kitchen/dining area, two double bedrooms (one with en-suite), and bathroom.



Accommodation

Entrance Hall The hall has an engineered oak floor and hotpress off (1.54m x 1.13m).

Living Area 4.75m x 4.26m (15'7" x 14'): This is a bright and spacious room with French doors to the decked seating area outside. It is floored in oak and is open to the kitchen/dining area. With centre and wall lighting.

Kitchen/Dining Area 3.75m x 2.6m (12'4" x 8'6"): The kitchen is of dual aspect, with views of the rear garden and to side and ensuring lots of light in this space. It is fitted with built-in cabinets and shelving and with an oak floor. The appliances include oven, ceramic hob, dishwasher, Fridge freezer and washing machine.

Bedroom 1 4.58m x 2.88m (15' x 9'5"): This is a spacious double bedroom with built in storage and an attractive wide plank oak laminate floor.

En-Suite 1.75m x 1.67m (5'9" x 5'6"): With corner shower unit, wash hand basin, extractor fan and wc. It has tiling to shower and floor.

Bedroom 2 4.05m x 3.04m (13'3" x 10'): This generous double room with views over the rear gardens, features an open wardrobe and oak laminate floor.

Bathroom 2.07m x 1.7m (6'9" x 5'7"): The bathroom comprises a suite of hidden cistern wc, wall hung wash hand basin and bath. It includes an extractor fan and wall mounted heater. It has attractive mosaic tiling to walls.





Special Features & Services

- Built circa 2001.
- Extends to 68m² approximately.
- Parking available.
- Electric gated entrance.
- Intercom system.
- Ground floor with own decking area outside in gardens.
- uPvc double glazed windows.
- Fitted alarm.
- Beautifully presented and freshly painted.
- Well-maintained, landscaped communal grounds.
- Small, low-rise development.
- All carpets, curtains, blinds and light fittings included.
- Kitchen appliances included.
- Storage and electric heating.
- Management fee € 1400 per annum.
- Short walk to Naas Hospital, primary and secondary schools and local shops.
- Within walking distance of Naas town centre with its wealth of restaurants, bars, shops and leisure facilities.
- Short drive to M7/N7 and Commuter rail service in Sallins, and easy walk to bus services.

BER BER D2, BER No. 107740060.



D.





NEGOTIATOR

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DIRECTIONS

On entering Naas from the Dublin direction take the left turn at the first set of traffic lights. Tesco Metro will be on the right-hand side. Proceed out this road through pedestrian lights and at the second set of lights turn right. Proceed up the hill and pass through pedestrian lights outside Ballycane Church. At the next set of lights, take the left turn onto Craddockstown Road. Take the first left and you will then see Oak Glade Hall on your left-hand side. Number 26 is in block D.

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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