



BER B

*9 Oldtown Close, Naas, Co. Kildare, W91 FDW7.*

Sherry  
FitzGerald  
O'Reilly

***9 Oldtown Close,  
Naas, Co. Kildare,  
W91 FDW7.***

***A superb 4 bedroomed  
detached property in a prime  
location!***

***Asking Price  
€735,000***

***For Sale by Private Treaty***

***Viewing strictly by appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

***Phone 045 866466  
[info@sfor.ie](mailto:info@sfor.ie)***

***BER B, BER No. 105568034***



Sherry FitzGerald O'Reilly are proud to present 9 Oldtown Close, a superb 4 bedroomed detached property in a prime location. This property is a turnkey home, presented in show home condition and offering an abundance of light, space, and sophisticated styling. In 2016 it was completely stripped back, reimagined, substantially extended and a stunning kitchen/living room was added. Every detail has been upgraded—from new insulation, wiring, and plumbing to high-end windows, doors, flooring, joinery and contemporary bathrooms. Outside, the premium finish continues with a freshly dashed exterior, stylish lighting, a spacious driveway, and a large, landscaped back garden featuring a premium limestone patio—ideal for outdoor entertaining. At the end of a cul de sac, on a spacious site, this home enjoys lovely views over the Monread Park.

Number 9 is within easy walking distance of Monread Shopping Centre, Grand Canal towpath walks, primary and secondary schools, Naas GAA and a host of local amenities. The vibrant town centre of Naas is just a short walk away, offering a diverse range of shops, boutiques, restaurants, bars and entertainment options. With excellent transport links to the M7/N7 motorway and just a 20-minute walk to the train station in Sallins, this home is perfect for the commuter.

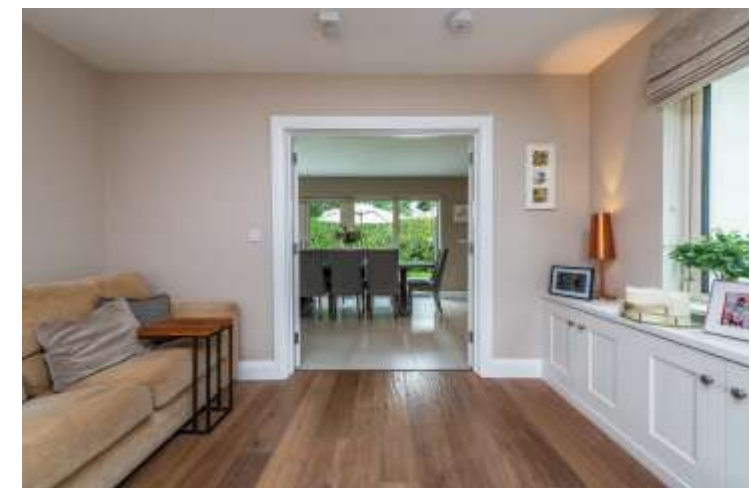
The well-proportioned accommodation in this superb property comprises – entrance hall, sitting room, study, dining room, living room/kitchen, utility room, guest wc. Upstairs 4 bedrooms, two with en-suite and family bathroom. Outside – Block built garage.

### Accommodation

**Entrance Hallway** 4.08m x 2.8m (13'5" x 9'2"): This is a bright and welcoming hallway laid with a porcelain tile floor, and carpet to stairs. It has a composite front door and understairs storage.

**Sitting Room** 4.9m x 3.78m (16'1" x 12'5"): The elegant sitting room is of dual aspect and bathed in natural light. It centres around a classic marble fireplace with an inset wood burning stove, and either side sits bespoke cabinetry. A warm engineered oak floor runs underfoot, flowing seamlessly through glazed double doors into the adjoining dining area.

**Guest WC** 1.55m x 0.94m (5'1" x 3'1"): With wash basin, wc, and quality tiling to floor.





**Study** 4.81m x 2.38m (15'9" x 7'10"): This is a versatile room to front, with an oak floor and fitted cabinets.

**Dining Area** 6.6m x 3.21m (21'8" x 10'6"): The dining area features a wall of extensive slim frame patio doors and windows, optimising views of the garden and filling the room with light.

**Kitchen/Living Room** 7.43m x 4.46m (24'5" x 14'8"): This is a spectacular, light-filled open-plan room boasting an apex ceiling with 3 roof windows, triple-aspect glazing, and patio doors opening to the garden. The well-appointed kitchen features classic shaker cabinets topped with elegant quartz worktops and a generous island unit with seating for casual dining and integrated storage. The premium appliances include an induction hob, double oven, microwave, and full-size integrated fridge. The room is finished with a durable porcelain tile floor.

**Utility Room** 3.16m x 2.34m (10'4" x 7'8"): The utility is fitted with a large range of cabinets, with a metro tile splashback. It includes a full-size integrated freezer, washing machine and a tumble dryer. With back door to garden.







**Upstairs - Landing** 3.05m x 2.46m (10' x 8'1"): The landing has a carpet floor, hot press off and large Velux window overhead.

**Bedroom 1** 3.91m x 3.75m (12'10" x 12'4"): This is a generous double bedroom to front, with a carpet floor and a selection of wardrobes offering lots of storage.

**En-Suite** 2.35m x 0.93m (7'9" x 3'1"): The en-suite comprises wc, wash basin and shower. The floor and walls are tiled, with attractive mosaic accents.

**Bedroom 2** 4.42m x 3.27m (14'6" x 10'9"): This is a sizeable double bedroom with rear view. It has a carpet floor, tv point and a range of fitted wardrobes. With Stira stairs to part floored attic.

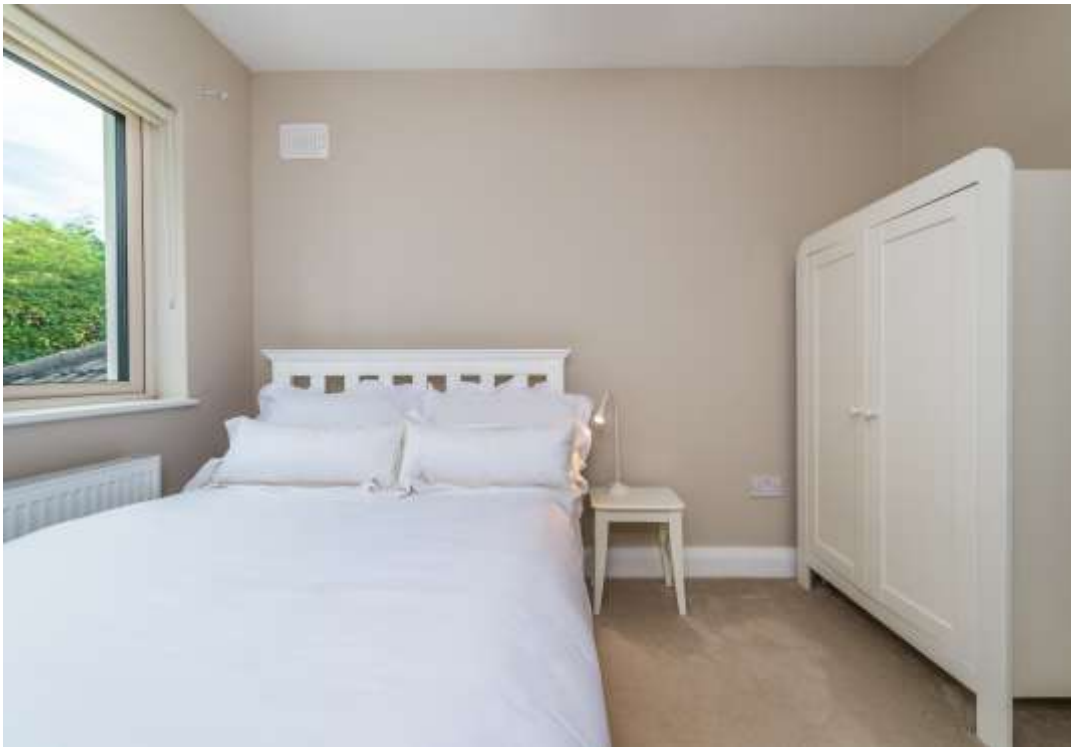
**En-Suite** 2.5m x 1.08m (8'2" x 3'7"): The contemporary ensuite combines wc, wash basin and shower, with a storage cabinet, tiled floor and walls.

**Bedroom 3** 5.62m x 3.62m (18'5" x 11'11"): This is a double bedroom with two windows overlooking the front garden. It includes fitted wardrobes and carpet laid to floor

**Bedroom 4** 3.2m x 2.4m (10'6" x 7'10"): Bedroom 4 is a double room with rear garden views.

**Family Bathroom** 2.4m x 2.06m (7'10" x 6'9"): The stylish bathroom is fitted with an attractive bespoke vanity with a quartz countertop, wc and double ended bath with overhead electric shower. It includes a heated towel rail, backlit mirror and is tiled throughout.





## Special Features & Services

- Built in 1996 and extended in 2016.
- Extends to a generous 183m<sup>2</sup> of accommodation.
- Wonderfully spacious family friendly home.
- Natural gas heating with new boiler installed in 2016.
- uPvc triple glazed windows plus composite front door (2016).
- Shaker style interior doors.
- Fitted alarm system, security lighting and cameras.
- All carpets, blinds, listed appliances and light fittings included.
- Overlooking Monread Park.
- Low maintenance exterior of red brick, fresh dash and render.
- Stunning paved driveway with off street parking for 5 cars and EV charger.
- Landscaped garden to rear with limestone patios, manicured lawn, shrub filled raised beds, and evergreen hedging.
- Block built garage with double glazed window and door, electricity and insulated roof.
- Outdoor sockets to front and rear.
- Upvc soffits and fascia (2016).
- Extra internal insulation to all original walls and external insulation to extension.
- Extra insulation to part floored attic, accessed by Stira stairs.
- Farrow and ball and Colourtrend paints used throughout.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, hospital and many sporting facilities.
- Short walk to Monread Shopping Centre.
- Within walking distance of many Naas schools both primary and secondary.
- Perfect location for walks in Monread park or the Grand Canal, and close to the leisure centre, creche and cinema.
- Easy access to the N7/M7 Junctions 9 and 9A.
- Just a twenty-minute walk to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.



**BER** BER B, BER No. 105568034



## Outside

**Garage** 4m x 2.26m (13'1" x 7'5"): The concrete built garage has an insulated roof, double glazed door and window and includes shelving and electricity.

**Gardens** To the front, the brick-laid driveway provides off-street parking for up to five vehicles. Either side of the drive are landscaped beds filled with shrubs, including a vibrant maple acer, hydrangea, holly, and lavender. One side features stunning, uplit pleached Holm oak trees that create a dramatic focal point after dark. Included are an EV charging station, external power outlets, and gated side access to the rear garden from both sides.

The rear garden features a manicured lawn and a stunning limestone flag patio directly outside the patio doors. The lawn is edged by beds filled with shrubs such as lavender, maple acer and pittosporum while a backdrop of photinia and evergreens provides excellent privacy.





**Directions:** Take the Sallins Road, turning right opposite the Maxol Service Station. Pass through the pillars, and take the first left turn. Number 9 is the last house on the left.

**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