

# For Sale

Asking Price: €450,000

Sherry  
FitzGerald  
O'Reilly



109 Aylmer Park,  
Naas,  
Co. Kildare,  
W91 APD3.

BER B3

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to introduce 109 Aylmer Park, a spacious 3 bedroomed semi-detached home located in the popular Aylmer Park residential estate. Thoughtfully extended in 2017, this bright and inviting home is defined by its striking rear extension, a light filled open-plan space designed for modern living.

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, living/kitchen/dining room, shower room, family room/bedroom 1. Upstairs: 3 bedrooms (one en-suite).



## Accommodation

**Entrance Hallway** 5.21m x 2.84m (17'1" x 9'4"): The spacious hallway features an oak laminate floor and composite front door.

**Living/Kitchen/Dining Room** 8.8m x 5.47m (28'10" x 17'11"): Reimagined in 2017, the kitchen was extended into an expansive, sun-drenched space. This glorious room is bathed in natural light with roof lights, side windows, and elegant French doors that open directly onto the deck. The well-appointed kitchen features classic shaker style cabinets and drawers and a peninsula with breakfast bar seating and integrated storage. The appliances include a cooker with a double oven and ceramic hob, a fridge-freezer, and a washing machine. Underfoot, practical tiling in the kitchen gives way to an oak laminate, defining the living and dining zones.

**Family Room/Bedroom 1** 4.26m x 3.76m (14' x 12'4"): This is a versatile room to front with a grey oak laminate floor. It could also be used as a family room or home office.

**Shower Room** 2.48m x 2.12m (8'2" x 6'11"): The shower room comprises a wall hung wash hand basin, wc and walk in shower with rainfall head and riser. The floor and shower are tiled

**Storage Room** 1.58m x 0.78m (5'2" x 2'7"): Understairs storage room with linoleum floor.

## Upstairs

**Landing** 2.34m x 1.19m (7'8" x 3'11"): The landing has a hotpress off and access to the attic.

**Bedroom 2** 5.25m x 3.61m (17'3" x 11'10"): This is a bright and generous double bedroom to front with an oak laminate floor.

**En-Suite** 1.73m x 1.63m (5'8" x 5'4"): The updated ensuite comprises a vanity with bowl, wc and corner shower unit with power shower. It has tiling to shower and floor.

**Bedroom 3** 5.35m x 2.52m (17'7" x 8'3"): This is a spacious double room of dual aspect to rear and side, with fitted shelving and an oak laminate floor.

**Bedroom 4** 3.12m x 2.51m (10'3" x 8'3"): Bedroom 4 is a single room of rear aspect with an oak laminate floor.

**Outside** To front the drive includes parking for two cars and a ramp with railings leads to the front door. The rear garden features a large deck which stretches along the back of the house and to the side. This garden is low maintenance with a raised planter bed and a large evergreen tree. The metal shed (4m x 2.5m) houses the tumble dryer.





### Special Features & Services

- Extends to a generous 127.5m<sup>2</sup> approximately of accommodation.
- Family friendly home in a prime location.
- Extended and reconfigured in 2017.
- Low maintenance exterior finish.
- Gas fired central heating.
- Double glazed uPVC windows (front changed in 2022, rear 2017).
- Composite front door.
- uPVC fascia and soffits.
- Extra insulation to roof.
- Fitted alarm system.
- Gated side access.
- Metal garden shed.
- Beside large green area.
- Parking for 2 cars off street and ramp with railing to front door.
- Light fittings, curtains and listed appliances included.
- 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.

**BER** BER B3, BER No. 118609015





### 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 fifth right turn. Number 109 will be the second house on the right-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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