

# For Sale

Asking Price: €399,000

Sherry  
FitzGerald  
O'Reilly



137 Aylmer Park,  
Naas,  
Co. Kildare,  
W91 CD5H.

BER C2

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



Sherry FitzGerald O'Reilly are delighted to welcome 137 Aylmer Park to the market. This is a fine 3 bed roomed semi-detached property situated in a quiet cul-de-sac in a family friendly estate, with a large green area. This lovely home is ideally located off the Monread Road, adjacent to the exit for the M7/N7 and a short drive to the Arrow rail link in Sallins. Aylmer Park is close to a host of amenities such as shops, schools, pub, leisure centre, cinema, creche, cafes, GAA Club and the Monread Park and playground.

Accommodation comprises entrance hallway, living room, kitchen/dining area, guest wc, upstairs 3 bedrooms (main en-suite) and family bathroom.



## Accommodation

**Entrance Hallway** 1.581 x 5.874: Bright spacious hallway with solid wooden floor and carpet stairs.

**Living Room** 3.769 x 4.55: The living room has a large bay window and a feature fireplace with decorative cast iron and tiled insert with a marble hearth and mahogany surround. It has a solid wooden floor and double doors to the hallway.

**Guest WC** With wc, whb with tiled splashback and with tiled floor.

**Kitchen/Dining Area** 5.269 x 5.475: The oak fitted kitchen offers an abundance of storage and includes electric ceramic hob, double oven, extractor fan, integrated fridge freezer, washing machine and glass display presses. It has a door to the rear garden. The spacious dining area has sliding doors to the patio area. The floor is tiled. The kitchen has a separate storage room.

## Upstairs

**Landing** Spacious landing with hotpress off and attic access.

**Bedroom 1** 5.408m x 3.588m (17'9" x 11'9"): Double bedroom overlooking the front with built-in wardrobes and wooden floor.

**En-Suite** 1.631m x 1.755m (5'4" x 5'9"): With wc, whb, shower and wooden floor.

**Bedroom 2** 3.563m x 2.507m (11'8" x 8'3"): Double bedroom overlooking the garden with built-in wardrobes and wooden floor.

**Bedroom 3/Office** 2.584m x 2.884m (8'6" x 9'6"): Currently used as a reading room, this room overlooks the rear garden. It has a wooden floor.

**Bathroom** 2.5017m x 1.672m (8'2" x 5'6"): The bathroom has a tiled floor, wc, whb, and bath with electric power shower, fully tiled splashback and screen. The walls are partially tiled.

## Outside

The front garden has ample parking, a gated side entrance and lovely mature shrubs. The rear garden is south east facing and is laid





#### Special Features & Services

- Built circa 1998.
- Extends to 101m<sup>2</sup> approximately.
- Alarm.
- Family friendly home in a prime location.
- uPVC double glazed windows.
- uPVC fascia and soffits.
- Natural gas central heating.
- Ample off street parking.
- Curtains, blinds and light fittings included.
- Hob, oven, extractor fan, fridge freezer and washing machine included.
- Gated side entrance.
- Steel garden shed.
- Beside large green area.
- Lovely landscaped front garden.
- A short walk to all amenities including Monread Shopping Centre.
- A short drive to M7/N7 and the Arrow rail link in Sallins.

**BER** BER C2, BER No. 117537654





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### NEGOTIATOR

John O'Reilly  
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### DIRECTIONS

Proceed down the Monread Road passing Woodies etc. on the right. 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. Take the fourth left turn and follow the road around to the left followed by the next right turn and Number 137 will be at the end of the cul-de-sac.

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**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 familiarize 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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