

For Sale

Asking Price: €470,000

**Sherry
FitzGerald**
O'Reilly



1 Oak Park Place,
Oak Park,
Naas,
Co. Kildare,
W91 XAP6.

BER A3

sherryfitz.ie



Sherry FitzGerald O' Reilly are pleased to welcome you to 1 Oak Park Place, an attractive 3 bedroomed semi-detached home in the popular Oak Park Estate on the Ballymore Road in Naas. This is a light filled, superbly spacious home which comes to market in show home condition. It is an A rated, Cairns built property, featuring the latest in home-energy efficiencies and top quality fixtures and fittings. The Oak Park estate features an on site creche, lots of green areas and a wonderful park with playground.

Number 1 is conveniently situated within a short walk of Naas town centre, shops, schools, Naas hospital, lakeside walks and many sporting facilities. It offers easy access to the M7/N7 motorway, and it is a short drive to the train station in Sallins with commuter trains to Heuston and Connolly stations

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining room, guest wc, utility room. Upstairs-landing, 3 double bedrooms (one en-suite), family bathroom.



Accommodation

Entrance Hallway 2.8m x 2.64m (9'2" x 8'8"): The welcoming entrance hall is floored in a porcelain tile with carpet to the stairs.

Sitting Room 5.82m x 4.62m (19'1" x 15'2"): This is a very spacious sitting room, bathed in light from its many dual aspect windows. Underfoot is a warm walnut laminate floor, complemented by a panelled wall and storage cabinets.

Kitchen/Dining Room 5.1m x 4.12m (16'9" x 13'6"): This is a bright space of dual aspect with French doors leading directly to the rear patio and garden. The kitchen is designed with sleek, two-tone handleless cabinets and a modern metro-tiled splashback. A generous peninsula provides a sink, integrated dishwasher, and further storage. Included are quality appliances - a 5 ring gas hob, double oven, microwave and integrated fridge freezer.

Utility/Storage Room 3.11m x 1.16m (10'2" x 3'10"): The utility includes a washer/ dryer, storage shelves and a tile floor.

Guest WC 1.53m x 1.42m (5' x 4'8"): The guest wc includes a wall hung wash basin, wc, and heated towel rail. It has a ceramic tile floor.

Upstairs

Landing 3.66m x 1m (12' x 3'3"): With hotpress off, carpet floor and access to part floored attic.

Bedroom 1 5.23m x 4.43m (17'2" x 14'6"): This is a very generous double bedroom filled with natural light. It is fitted with floor to ceiling fitted wardrobes and a carpet floor.

En-Suite 2.16m x 1.5m (7'1" x 4'11"): The en-suite is fully tiled, with low profile wc, wash hand basin and large shower unit. With heated towel ladder rail and storage cabinet.

Bedroom 2 4.67m x 2.83m (15'4" x 9'3"): This spacious double room with view of the rear garden includes fitted wardrobes and carpet floor.

Bedroom 3 4.14m x 2.12m (13'7" x 6'11"): Bedroom 3 is a double room with carpet floor.

Family Bathroom 3.46m x 1.68m (11'4" x 5'6"): The bathroom is attractively tiled to floor and walls, with wc, wash basin, shower unit, heated towel rail and bath.

Outside The front of the property offers a cobblelock drive with space for two cars, framed by beds planted with a mix of shrubs and trees such as beech and sycamore, fuchsia, rosemary, and rockroses, alongside perennials such as allium and lilies. A fragrant rose bed welcomes you by the entrance. To the rear, the back garden is in lawn and features an extended paved patio.





Special Features & Services

- Built 2019.
- Extends to 118m² approximately.
- A rated energy efficient home.
- Presented in excellent condition throughout.
- High quality red brick façade.
- Gas fired heating.
- High-performance double-glazed windows.
- PV solar panels.
- High levels of airtight insulation and air filtration system.
- Carbon monoxide alarms.
- Intruder alarm and cctv
- Quality blinds and light fittings included.
- Wonderful 14 acre park with playground and walking trails.
- Creche on site with day care and after school options.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all fitted kitchen appliances.
- Off street parking.
- uPvc Soffit and fascia.
- 20 minutes walk to three primary schools, with secondary schools also in walking distance.
- Close to Naas town centre with its many restaurants, bars, boutiques and leisure facilities.
- Easy access to M7/N7 junction and the Arrow commuter train is available in nearby Sallins.

BER BER A3, BER No. 11252747





NEGOTIATOR

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DIRECTIONS

From North Main Street Naas, take the left turn at Swans on the Green on to the Ballymore Eustace Road. At the roundabout, take the second exit. After 200m take the left entrance into Oak Park. Follow the road. Take a right at the t junction by the green, then right onto Oak Park Avenue and right again onto Oak Park Place. Number 1 is the first 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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