

For Sale

Asking Price: €260,000

Sherry
FitzGerald
O'Reilly



3 Coach House Yard,
Johnstown,
Co. Kildare,
W91 VP28.

BER C3

sherryfitz.ie



Sherry Fitzgerald O'Reilly are delighted to present to market Number 3 the Courthouse Yard, a delightful 2 bedrooomed terraced townhouse in the pretty heritage village of Johnstown. This property is part of the redevelopment and restoration of the old Coach house in Johnstown village. The coach house was an important link in the Bianconi stagecoach route in the 18th century. It is across the road from the medieval church established by the Knights Hospitallers of St John who gave the village its name.

This is a bright and airy home with high ceilings and large sash windows with beautiful joinery. It includes a lovely terrace which offers access to the communal courtyard.

Set in the heart of the village, with restaurants, shops and creche just a short walk away, it is also just a few minutes' drive to Naas town with its many shops, boutiques, restaurants, bars, hospital, theatre, cinema, schools and sporting facilities.

For commuters, access to the M7 is two minutes away at Junction 9, the Arrow train service is a short drive away in Sallins and the Luas line at Citywest is a 15 minute drive. The 126 bus to Dublin and Kildare also stops in the village.

The well-proportioned accommodation in this fine property briefly comprises living/dining room, kitchen, guest wc, hall, landing, 2 bedrooms and bathroom.



Accommodation

Living Room/Dining Room 6m x 3.21m (19'8" x 10'6"): The living/dining room is a bright space, full of light, with a large window to front and French doors to rear leading to the terrace. It features an oak wide plank laminate floor and a cast iron fireplace with marble surround, granite hearth and gas fire.

Kitchen 2.4m x 2.08m (7'10" x 6'10"): This kitchen is fitted with beautiful cherrywood shaker style cabinets topped with granite counters. It includes oven and hob, washer/dryer, integrated dishwasher and fridge-freezer, gas boiler and a kickboard heater. It has attractive tiling to floor.

Guest WC 1.29m x 0.93m (4'3" x 3'1"): With wc, whb and travertine marble tiled floor.

Hallway 1.02m x 0.83 (3'4" x 0.83): With tiled floor.

Landing 3.36m x 2.78m (11' x 9'1"): With carpet floor

Bedroom 1 3.1m x 2.68m (10'1'8" x 8'10"): This is a spacious double room to rear with a selection of fitted wardrobes and carpet floor

Bedroom 2 3.2m x 2.27m (10'6" x 7'5"): This is a double room to front with fitted wardrobe and a carpet floor.

Bathroom 2.51m x 2.07m (8'3" x 6'9"): The stylish bathroom boasts quality fittings and tiles. It is beautifully tiled in travertine marble with mosaic accents. It includes a bath with overhead shower, WC and wash basin. With hotpress off and attic access.

Outside To front is a private parking space. To rear is an enclosed cobble locked terrace, with gate to the landscaped courtyard and car park. It has a wooden shed (1.9m x 1.25m).





Special Features & Services

- Built circa 2004.
- Extends to 55m² approximately.
- Elegant sash windows.
- Light filled rooms.
- Gas fired central heating.
- Contemporary bathroom fittings.
- Two generous double bedrooms.
- Extra high ceilings.
- Fitted with Phone Watch alarm.
- Beautifully landscaped courtyard to rear.
- Designated parking.
- Granite windowsills.
- Management fee €1,013 per annum approximately.
- Enclosed terrace to rear with gated access to courtyard.
- All carpets, curtains, blinds and appliances included.
- Just two minutes to M7/N7.
- Short drive to the Arrow rail link in Sallins.
- Bus stop nearby with regular buses to Dublin City and Kildare.

BER BER C3, BER No. 100324904.





NEGOTIATOR

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DIRECTIONS

From Naas, after the roundabout take the exit to Johnstown. Follow the road into the village, passing the Centra shop. Pass four houses on the left, and you will see large electronic gates. After this Number 3 is the third townhouse 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.

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