

# For Sale

Asking Price: €530,000

Sherry  
FitzGerald  
O'Reilly



23 Oldtown Walk,  
Oldtown Demesne,  
Naas,  
Co. Kildare,  
W91 HKKO.

BER A2

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





Sherry FitzGerald O'Reilly are delighted to bring to market number 23 Oldtown Walk, an impressive 4 bedroomed semi-detached property in the stylish Oldtown Walk development on the Sallins Road, Naas.

Tastefully decorated and meticulously presented throughout, this is a light filled, superbly spacious home of 158m<sup>2</sup>, this contemporary home is laid out over three levels and features the latest in home energy efficiencies and top quality fixtures and fittings.

Oldtown Walk enjoys close proximity to local schools, parkland, GAA, Naas town centre, Grand Canal walks, Monread Shopping Centre, the Arrow rail link and the M7 motorway. Bounded by the walls of the original Oldtown Demesne and with an abundance of mature trees and open spaces, this truly is an enviable place to live.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining/living room, utility room, guest wc. First floor- 3 bedrooms (one en-suite), bathroom. Second floor bedroom and en-suite. Outside – shed.



## Accommodation

**Entrance Hallway** 5.62m x 2.17m (18'5" x 7'1"): The welcoming entrance hall offers a grey oak laminate floor with carpet to stairs. It includes a smart understairs storage system with drawers and press

**Sitting Room** 6m x 3.53m (19'8" x 11'7"): The elegant sitting room is of dual aspect. It features a stone fireplace with gas insert stove and boasts a laminate oak floor underfoot. With double doors to dining area.

**Kitchen/Living/Dining Room** 6.78m x 5.83m (22'3" x 19'2"): This is a large bright space of dual aspect with French doors leading to a paved patio outside. The attractive Shaker style kitchen and large island offer soft close drawers and doors in a soft grey, providing lots of storage and they are topped with a granite worktop. The kitchen includes an induction hob, Neff double oven, microwave, and fridge freezer, while the island contains the integrated dishwasher and refuse, sink, storage and seating. The living and dining areas are floored in a wideplank oak laminate, while the kitchen area has a tiled floor.

**Utility Room** 2.12m x 1.63m (6'11" x 5'4"): The utility has a tiled floor, storage presses, back door and boiler. It is fitted with a washing machine and tumble dryer.

**Guest WC** 1.8m x 1.46m (5'11" x 4'9"): Including close coupled wc, wash hand basin, and tiled floor, this room has panelled and wallpapered walls.

**First floor - Landing** 4m x 1.46m (13'1" x 4'9"): With carpet to floor.

**Bedroom 1** 5.21m x 3.71m (17'1" x 12'2"): This is a generous double bedroom to front with a box bay window and floor to ceiling quality fitted wardrobes. With luxury carpet floor underfoot.

**En-Suite** 2m x 1.82m (6'7" x 6'): The en-suite offers a shower unit, wc and wash basin. It has a tiled floor and surrounds.

**Bedroom 2** 3.25m x 3.18m (10'8" x 10'5"): This spacious double room to rear includes a range of fitted wardrobes and carpet floor.

**Bedroom 3** 3.25m x 2.51m (10'8" x 8'3"): A double room with rear view, it has a selection of fitted wardrobes.

**Family Bathroom** 2.46m x 1.68m (8'1" x 5'6"): The bathroom comprises a close coupled wc, wall hung wash basin and bath with overhead pumped shower. With tiled floor and surrounds.

**Second floor - Landing** 1.96m x 1.15m (6'5" x 3'9"): This is a bright landing, with a Velux window overhead. Hotpress off.

**Bedroom 4** 5.42m x 3.72m (17'9" x 12'2"): This is a large, bright room with a wall of built in wardrobes offering lots of storage.

**En-Suite** 1.78m x 1.58m (5'10" x 5'2"): The en-suite offers a quadrant shower with feature tiling to walls, wc, wall hung wash hand basin and a tile floor.

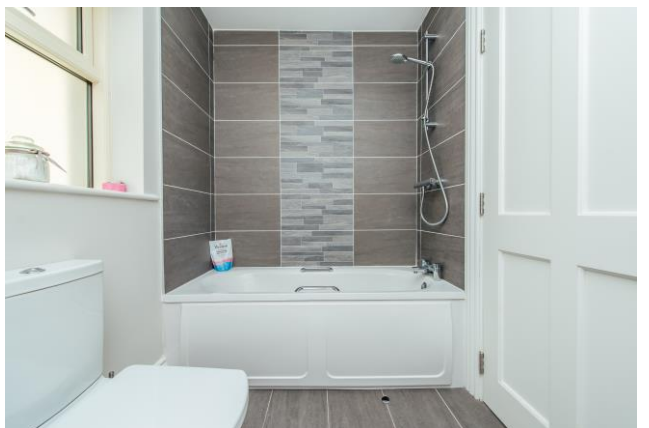






#### Special Features & Services

- Built circa 2018.
- A rated family home.
- Spacious accommodation of 158m<sup>2</sup> approximately.
- Four bedrooms with two ensuite.
- Attractive brick and render exterior with sandstone window surrounds and sills.
- Fitted alarm system.
- Contemporary sanitary ware and fittings in all bathrooms.
- Gas condensing boiler with multizone heating controls.
- Air filtration system to maximise air quality.
- Solar panels for water heating.
- High performance Carlson double glazed windows.
- Cat 6 wiring for high speed internet
- Parking for two cars on cobblelock drive.
- Lovely garden to rear with two stone patios, pergola and shed.
- Homebond to 2028.
- Gated access to side.
- Carpets, curtains, light fittings and blinds included.
- Integrated kitchen appliances included.
- Raised ceiling heights on ground floor.
- Close to communal green area.
- uPVC Soffit and fascia.
- Close to Naas town centre with its many restaurants, bars, boutiques and leisure facilities.
- Easy walking distance to primary schools and secondary schools.
- Close access to M7/N7 junction and just a 20 minute walk to the Arrow commuter train in Sallins with trains to Heuston station and the Docklands.







**Outside:** There is parking for two cars on the cobblelock drive which is lined by Portuguese laurel on both sides. The back garden is in lawn with a paved patio outside the French doors with a retractable awning. There is an additional stone patio offering a seating area with an overhead pergola festooned with honeysuckle and climbing roses.

**Wooden Garden Shed** 3m x 2.5m (9'10" x 8'2"):



#### NEGOTIATOR

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#### DIRECTIONS

From Naas town centre take the road to Sallins, passing the GAA Club and The Crossings Motor Dealers. Take the next left into Oldtown Demesne, then right again into Oldtown Walk. Follow the road to the right around by the green, then left and left again. Number 23 will be on your left hand side.

**BER** BER A2, BER No. 111103784.

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