

For Sale

Asking Price: €500,000

Sherry
FitzGerald
O'Reilly



247 Aylmer Park,
Naas,
Co Kildare,
W91 HX9A.

BER C3

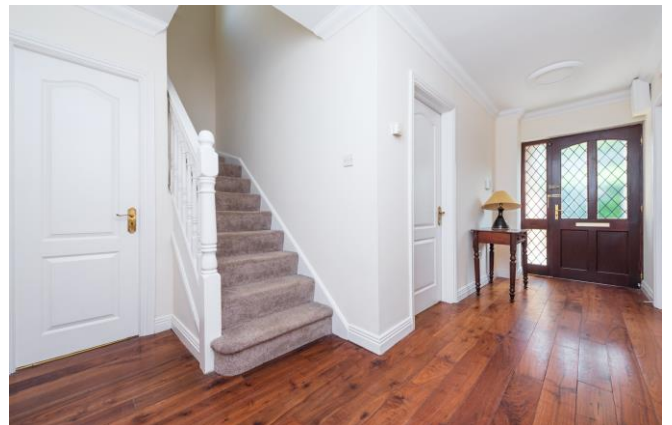
sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market no. 247 Aylmer Park, a superb 4 bedrooomed detached property, in excellent decorative order throughout. This attractive family home offers generously proportioned accommodation complemented by a very private garden, which is not overlooked. The attic has been converted to create a large room suitable for a variety of uses.

Aylmer Park is a family friendly estate, with large green areas, two of which are beside this home. It is ideally located on the Monread Road, adjacent to the exit for the M7/N7 and a short drive to the Arrow Rail station in Sallins. Aylmer Park is close to a host of amenities such as shops, schools, pub, leisure centre, cinema, crèche, cafes, Monread Shopping Centre, GAA club and the Monread Park and playground

The accommodation in this fine property comprises- hallway, sitting room, family room, kitchen/dining/living, utility room, and guest wc. Upstairs - four double bedrooms (2 en-suite), family bathroom, large attic room.



Accommodation

Hallway The welcoming hallway features a walnut floor, with carpet to stairs and cloakroom off (1m x 0.52m)

Sitting Room 5.5m x 3.5m (18'1" x 11'6"): This is a wonderfully spacious Sitting room, with a large bay window ensuring lots of light. It boasts an impressive cast iron fireplace and wooden surround with an inset gas fire.

Family Room 4.73m x 2.7m (15'6" x 8'10"): The comfortable family room to front has an oak laminate floor.

Kitchen/Dining room/Living room 7.9m x 6.63m (25'11" x 21'9"): This is a substantial space with a ceramic tile floor. The kitchen is fitted with a large selection of cabinets offering excellent storage space, and a large island with a granite countertop. The island offers seating and further storage with a diner pendant overhead. Included are the dishwasher, cooker with ceramic hob and a fridge freezer. From the Living area, sliding doors bring you to the large patio outside.

Utility room 2m x 1.67m (6'7" x 5'6"): The Utility includes fitted cabinets, worktop and sink, the back door, gas boiler, washing machine and dryer, with a tile floor and splash.

Guest WC 1.74m x 1.32m (5'9" x 4'4"): With wc, wash basin and understairs storage. It has a tiling to floor and walls.

Upstairs -- Landing 3.6m x 1.5m (11'10" x 4'11"): The landing has a carpet floor and hot press off. A Stira ladder stairs leads to the converted attic.

Bedroom 1 5.63m x 3.66m (18'6" x 12'): The large master bedroom features a bay window and an array of fitted wardrobes and dressing table. It has a warm walnut laminate floor underfoot.

En-Suite 2.64m x 2.24m (8'8" x 7'4"): The en-suite includes WC, wash basin and a shower unit, with a tile floor and splashback.

Bedroom 2 4.13m x 3.25m (13'7" x 10'8"): This generous double room to front has built in wardrobes and walnut laminate floor.

En-Suite 1.5m x 1.49m (4'11" x 4'11"): This en-suite comprises a WC, wash basin and shower unit. It has a tiled floor and splashback.

Bedroom 3 3.34m x 3.25m (10'11" x 10'8"): Bedroom 3 is a double room with view of the rear garden featuring built-in wardrobe and an oak laminate floor.

Bedroom 4 3.61m x 2.55m (11'10" x 8'4"): This is a double bedroom of dual aspect with fitted wardrobes and oak laminate floor.

Family bathroom 2.3m x 1.84m (7'7" x 6'): The bathroom is fitted with a superb suite of wash basin, heated towel rail, wc and corner bath. With attractive porcelain tiled floor and walls

Attic Room 6.4m x 2.98m (21' x 9'9"): This is a large versatile room which is full of light from the two Velux windows. It has a carpet floor and eaves access and is accessed via a Stira stairs.





Special Features & Services

- Built circa 1997.
- Extends to a generous 163m² of accommodation
- Family friendly home in a prime location
- uPVC double glazed windows
- Natural gas central heating
- Four generous double bedrooms
- Converted attic with access via Stira ladder stairs
- Not directly overlooked to front or rear
- Driveway with off street parking for 2 cars
- Low maintenance exterior
- Spacious rear garden in lawn, with many shrubs and wooden shed
- Beside two green areas
- Upvc fascia and soffits
- Fitted alarm system
- All appliances included
- A short walk to amenities such as schools, crèche, Monread Park, cinema, leisure centre, sporting facilities and Monread Shopping centre.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.

BER BER C3, BER No. 111273926





Outside: To front, the laurel hedging provides lots of privacy. The driveway accommodates two cars off street. The rear garden is in lawn and planted with an array of shrubs and trees such as holly, cherry blossom, purple plum, fuschia and spirea. The large patio is the perfect spot to relax or entertain. The garden includes a wooden shed, outdoor tap and gated side access.



NEGOTIATOR

Cathal O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

On entering Naas from Dublin direction take a right turn down the Monread Road after passing the "Big Ball". Proceed through roundabout after passing "Woodies DIY" and take 1st left after this. You are now in Aylmer Park. From here take left turn at T junction followed by a 2nd left turn. Note green area on left. Number 247 is now the 1st house after this 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.

PSRA Registration No. 001057