

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Reilly



18 Wentworth Place,
Jigginstown,
Naas,
Co Kildare,
W91 X9PN.

sherryfitz.ie

BER D2



Sherry FitzGerald O'Reilly are delighted to present to the market 18 Wentworth Place, a 3 bedroomed townhouse in a lovely courtyard style setting. This property is part of the beautifully maintained and gated Wentworth Place development, located just off the Newbridge Road.

Wentworth place is within walking distance of Naas town with its many shops, restaurants, bars, hospital and theatre. For recreation, it is close to numerous sporting facilities, a leisure centre, playground, and skate park, as well as picturesque canal bank walks. For commuters, the bus stop is just a few yards away from the house, access to the M7 is nearby at Junction 9A or 10, and the commuter train service is a short drive away in Sallins.

The accommodation briefly comprises: entrance hall, living/dining room, kitchen, guest wc. Upstairs - 3 bedrooms (one en-suite) and bathroom.



Accommodation

Hallway 2.44m x 0.97 (8' x 0.97): The hallway is floored in a walnut laminate and carpet to stairs.

Living/Dining Room 5m x 4.37m (16'5" x 14'4"): This is a light filled room of dual aspect including French doors to the garden. It features a cast iron fireplace with gas fire, wooden surround and granite hearth. The floor is laid with a warm walnut laminate.

Kitchen 3m x 2.17m (9'10" x 7'1"): The kitchen offers a Shaker style kitchen with granite worktop and tiled backsplash. It includes a hob, oven, dishwasher, washing machine and fridge-freezer. With tiled floor.

Guest WC 1.32m x 1.23m (4'4" x 4'): With wc, wash hand basin and tiled floor.

Upstairs

Landing 8m x 0.85m (26'3" x 2'9"): This is a bright landing overlooking the back garden. It has a carpet floor and hotpress off.

Bedroom 1 3.8m x 2.57m (12'6" x 8'5"): This is a bright double room of front aspect with fitted wardrobes.

En-Suite 2.07m x 1.44m (6'9" x 4'9"): The en-suite boasts attractive mosaic tiling to floor and shower unit. With wc and wash hand basin, extractor fan, corner shower cabinet and part tiled walls.

Bedroom 2 3.78m x 2.71m (12'5" x 8'11"): This is a double room overlooking the green area to front. It includes fitted wardrobes, attic access and wooden floor.

Bedroom 3 3.07m x 2.82m (10'1" x 9'3"): Bedroom 3 is a double room to front with fitted wardrobe and shelving and a wooden floor.

Bathroom 2.03m x 2.02m (6'8" x 6'8"): The bathroom includes a bath with overhead shower, wc, heated towel rail and wash hand basin. It has a mosaic tiled floor and part tiled walls.

Outside The rear garden is in lawn with laurel hedging defining the boundaries. Allocated parking space to front.





Special Features & Services

- Property built circa 2003.
- Extends to 93m2 approximately.
- Double glazed hardwood windows.
- Gas fired central heating.
- Beautifully maintained gated development.
- Attractive brick exterior.
- uPvc soffit and fascia.
- Intercom system.
- Designated and visitor parking.
- Entrance shared with one other home.
- Green area to front.
- Rear garden in lawn with laurel hedging.
- All carpets, curtains, blinds and appliances included.
- Management fee €1,380 per annum approximately a to include waste management
- Close to the centre of Naas town with its array of shops, boutiques, restaurants, Theatre, hospital and many sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Perfect location for canal towpath walks and close to Leisure centre, playing fields, skatepark and playground.
- Easy access to the N7/M7 Junctions 9A and 10.
- Just a ten-minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.

BER BER D2, BER No. 107327843





NEGOTIATOR

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DIRECTIONS

From Naas Main Street, turn onto the Newbridge road. Follow this road, passing Aldi. Go through the traffic lights and take the next left turn. Wentworth place will be on the left-hand side. On entering the estate, take the right turn and turn left just before the archway. Number 18 is on the right.

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