

For Sale

Asking Price: €385,000

Sherry
FitzGerald
O'Reilly



14 The Stableyard,
Oldtown Demesne,
Naas, Co. Kildare,
W91 K6WC.

BER B2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 14 The Stableyard, a delightful 3 bed roomed mid terrace home with garden room, located in the prestigious Oldtown Demesne estate on the Sallins Road in Naas. This is a light filled family home with many extra features including a large Shomera garden room.

In a prime location, Oldtown Demesne is conveniently situated within a short walk of Naas town centre, Monread Park, Monread Shopping Centre, Primary and secondary schools, leisure centre, sporting facilities and creche. It offers easy access to the M7/N7 motorway and is with walking distance of the Arrow rail link in Sallins.



The house offers spacious family friendly accommodation, briefly comprising entrance hallway, guest wc, living/dining room, kitchen, utility room. Upstairs 3 bedrooms (one en-suite) and family bathroom.



Accommodation

Entrance Hal 4.1m x 2m (13'5" x 6'7"): The welcoming entrance hall is lovely and bright, with a tall window by the staircase. It has a porcelain tile floor and carpet to stairs. With understairs storage.

Living /Dining Room 5.74m x 4.35m (18'10" x 14'3"): The spacious living room, with view over the rear garden, features a contemporary gas fire with new cabinets and shelving units either side with mirrored backs and led sensor lighting recently fitted by Sliderobes Ireland.

Kitchen 4.8m x 2.65m (15'9" x 8'8"): The kitchen includes ceramic hob and cooker, newly installed gas boiler, and recently fitted dishwasher and fridge. Door to dining area.

Guest WC 1.7m x 1.56m (5'7" x 5'1"): With wc, wash hand basin, heated towel rail and extractor fan. It is fully tiled.

Upstairs Landing 3.32m x 1m (10'11" x 3'3"): The stairs and landing have a carpet floor. With hotpress off and Stira stairs for attic access. There is lots of light from the Velux window overhead.

Bedroom 1 4m x 3.2m (13'1" x 10'6"): This is a spacious double bedroom to front with built-in wardrobes, shelving, Tv point and beechwood floor.

En-Suite 1.86m x 1.45m (6'1" x 4'9"): The en-suite includes wash hand basin mounted on fitted storage with granite worktop, wc, heated towel rail and shower.

Bedroom 2 3.94m x 2.85m (12'11" x 9'4"): This is a double bedroom to rear with fitted wardrobes and wooden floor.

Bedroom 3 2.8m x 2.8m (9'2" x 9'2"): A double bedroom with fitted wardrobes, wooden floor and rear garden view.

Family Bathroom 2.29m x 1.7m (7'6" x 5'7"): The family bathroom features a bath, wc and vanity unit and heated towel rail. It is attractively tiled to floor and walls.

Outside The south east facing rear garden is in lawn with paved patio and is not overlooked to rear.

Garden Room External Size: 3.13m x 4.33m, Internal Size: Approx. 2.8m x 4m. The garden room was built by Shomera in July 2023 and is the perfect 'work from home' space. It has internal WiFi, double glazed windows and doors, TV point, electric heating and a light oak high quality laminate floor finish.

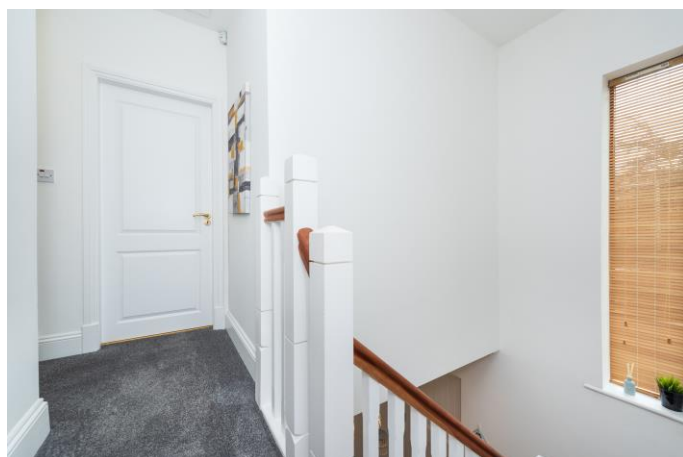
Wooden Shed 3m x 2.25 (9'10" x 2.25):





Special Features & Services

- Built circa 2005.
- Extends to 101m² approximately.
- Gas fired central heating with a new boiler installed in 2023.
- Fitted units in living/ dining space custom built and fitted by Slideroles in 2023.
- New alarm system installed in 2023.
- Garden room built by Shomera in 2023.
- New carpets fitted to the stairs and landing in 2023.
- Soundproofing wall insulation installed to bedroom 1 & 2 in 2022.
- New water pump fitted for showers in 2023.
- New fridge and dishwasher installed in 2023, hob and oven included.
- STIRA access to the attic, converted with flooring and shelving in 2023.
- Management fee of €782 per annum to include waste management.
- uPvc Double glazed windows.
- Allocated parking.
- uPvc soffit and fascia.
- Sallins train station close by with feeder bus available on Sallins Road.
- Easy walk to local park, canal walks, GAA, local school and the Monread Shopping Centre.
- A short walk to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Short drive to Junction 9 or 9A of the N7/M7.







NEGOTIATOR

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DIRECTIONS

From Naas, take the Sallins Road. Keep driving until you pass the Naas GAA, then a Maxol Garage. Just after the next set of traffic lights, turn left into Oldtown Demesne. Follow the road, taking the second left at Maple Lawns, then the next left at Oldwood. At the T junction, take the right, then next left under the arch into the Stableyard. Number 14 is in the row in front, to 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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