

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Reilly



11 Monread Brook,
Naas,
Co Kildare
W91 RF67.



sherryfitz.ie



Sherry Fitzgerald O'Reilly are delighted to welcome you to 11 Monread Brook, a superb two bedroomed, ground floor apartment, perfectly located just off Monread Avenue. This is a bright and spacious property with private entrance in a small mature development with just 4 apartments in the building. Monread Brook enjoys a communal garden and a residents car park.

The property is conveniently situated within a short walk of Naas town centre with its many boutiques, restaurants, bars, schools and leisure facilities such as the theatre and library. This home is close to the local park, Monread Shopping Centre, creche, Scoil Bhride, Monread Leisure Centre, Odeon Cinema and GAA. It offers easy access to the M7/N7 motorway at junctions 9 or 9A and the Sallins train station with links to Heuston Station and the Docklands, is just a 25-minute walk away.

The accommodation briefly comprises-entrance, hallway, living /dining, kitchen, 2 double bedrooms and a bathroom.



Accommodation

Entrance 2.23m x 1.21m (7'4" x 4'): With tile floor, and composite front door.

Hallway The hallway is floored in a wide plank oak laminate. With hot-press off.

Living/Dining 6.6m x 5.13m (21'8" x 16'10"): This is a bright and spacious room with front aspect. It features an open fire with marble fireplace and wooden surround and oak laminate floor underfoot.

Kitchen 3m x 2.34m (9'10" x 7'8"): The kitchen is fitted with a selection of storage cabinets and includes a breakfast bar for casual dining. The floor is tiled in a quartz tile, while the splashback is tiled in an attractive metro style tile. The kitchen is completed with integrated oven, ceramic hob, and fridge freezer.

Bedroom 1 3.57m x 3.4m (11'9" x 11'2"): This is a generous double room with fitted wardrobes, dressing table and a laminate oak floor.

Bedroom 2 3.4m x 3.16m (11'2" x 10'4"): This is a double bedroom with rear view, fitted wardrobes, dressing table and oak laminate floor.

Bathroom The fully tiled bathroom comprises a wc, wash basin and bath with overhead power shower and electric heater.





Special Features & Services

- Built in 1994.
- Extends to 78m² approximately of accommodation.
- Ground floor apartment with private entrance.
- High output electric heaters plus an open fire.
- Composite front door.
- Residents' car park.
- Small development with just 4 apartments in building.
- Management company fee €950 per annum.
- All light fittings, blinds and appliances included.
- Freshly painted throughout.
- Own shed outside.
- Communal gardens to rear.
- A short walk to amenities such as schools, shops, crèche, Monread Shopping Centre, local park, cinema, leisure centre and sporting facilities.
- Within walking distance of Naas town centre with its selection of shops, boutiques, restaurants, bars, library and theatre.
- 4-minute drive to Junction 9 of the M7 motorway.
- Short drive to the Train line Sallins with commuter trains to Heuston station and the Docklands.
- 8-minute walk to Bus stop for 126 bus to Dublin or to the 139 bus to Maynooth, Leixlip and Blanchardstown.

BER BER C, BER No. 109879007





NEGOTIATOR

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DIRECTIONS

From Naas town Centre take the Sallins Road, turning right at the Applegreen service station. Follow the road, passing the shops on the right. Take the third right into Monread Brook car park. Number 11 is in the right building with the door on the right-hand side, around the corner.

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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