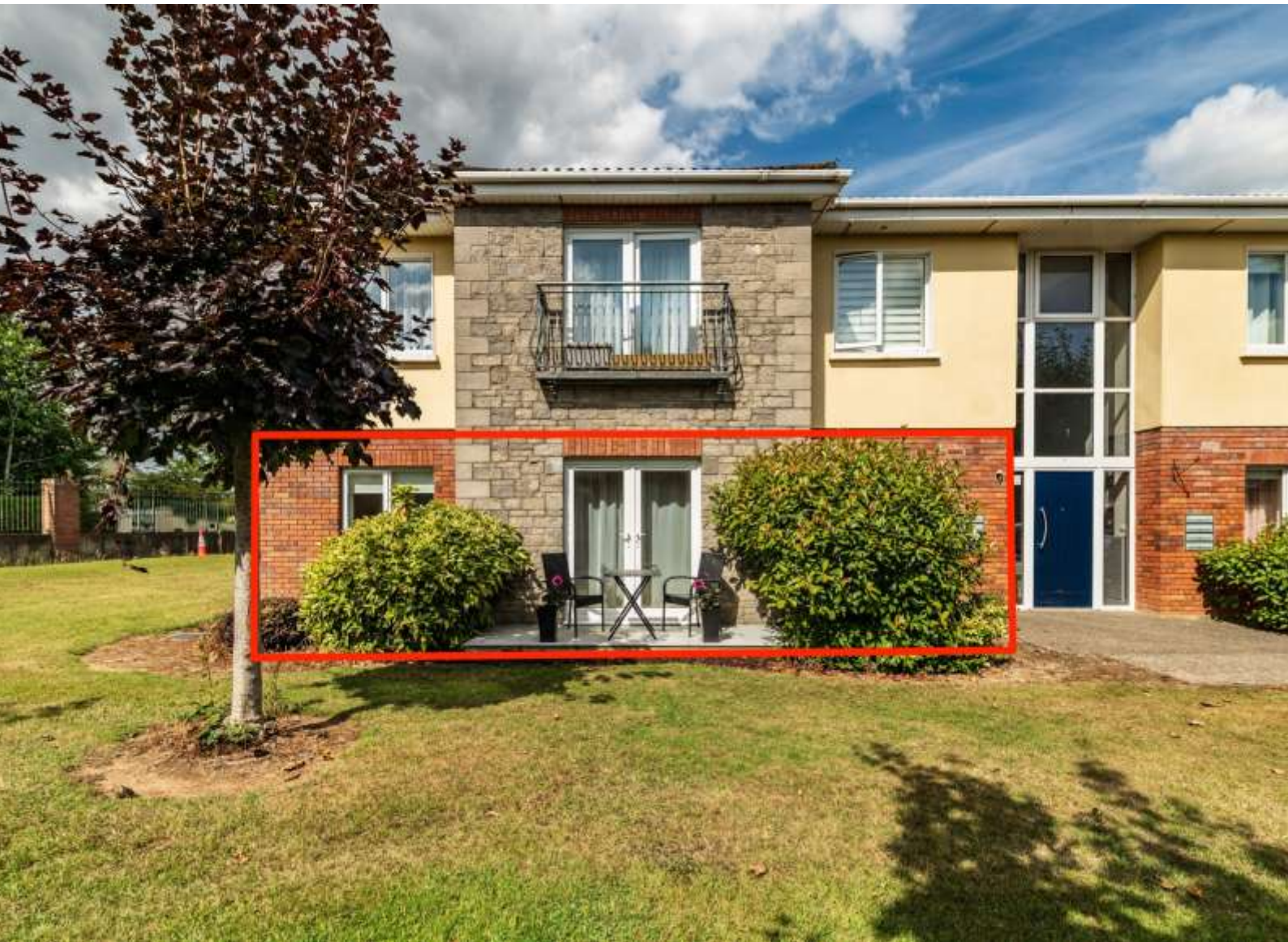


For Sale

Asking Price: €260,000

Sherry
FitzGerald
O'Reilly



33 Oak Glade Hall,
Block E,
Naas,
Co Kildare,
W91 HY28.

sherryfitz.ie



Sherry FitzGerald O' Reilly are pleased to present to market 33 Oakglade Hall, a bright and spacious 2 bedroomed ground floor apartment, situated in a small, gated development just off the Craddockstown Road, Naas. It is one of just eight apartments in this low-rise block, set on landscaped grounds with car parking. This home has been freshly painted and is beautifully presented.

Oakglade Hall is within easy walking distance of Naas town centre with its array of shops, restaurants, bars, theatre, schools and leisure facilities. It is located close to the Naas Hospital and the Vista centre. From here it is a short drive to the M7 and the train station in Sallins, while bus services are nearby.

Accommodation in this lovely property comprises entrance hall, storage room, living area, kitchen/dining area, 2 double bedrooms (one with en-suite), and bathroom.



Accommodation

Entrance Hall 4.61m x 2.07m (15'1" x 6'9"): The hall has an engineered wood floor and both a hot press and storage room off (1.19m x 0.8m).

Living Area 4.7m x 3.82m (15'5" x 12'6"): This light-filled, generous space features warm wooden floors, both centre and wall lighting, and open-plan access to the kitchen and dining area. French doors open directly onto the patio.

Kitchen/Dining Area 3.8m x 2.63m (12'6" x 8'8"): The kitchen is of dual aspect, ensuring lots of light in this space. It is fitted with shaker style cabinets and open shelving with a metro tile splashback. The appliances include a built-in oven, ceramic hob, dishwasher, fridge, freezer and washing machine.

Bedroom 1 4.74m x 2.91m (15'7" x 9'7"): This is a spacious double bedroom with an open wardrobe and a carpet floor.

En-Suite 1.67m x 1.67m (5'6" x 5'6"): The ensuite includes a corner shower cabinet, wash hand basin, extractor fan and wc. It has tiling to shower and floor.

Bedroom 2 3.86m x 2.88m (12'8" x 9'5"): This double room features an open wardrobe and a carpet floor.

Bathroom 2m x 1.7m (6'7" x 5'7"): The bathroom comprises a suite of hidden cistern wc, wall hung wash hand basin and bath. It includes an extractor fan and wall mounted heater. It has attractive mosaic tiling to walls.





Special Features & Services

- Built circa 2001.
- Extends to 68 m2 approximately.
- Electric gated entrance.
- uPvc double glazed windows.
- Ground floor with own patio.
- Landscaped communal grounds.
- Small, low-rise development.
- Beautifully presented and freshly painted.
- All carpets, curtains, blinds and light fittings included.
- Kitchen appliances included.
- Fitted with energy efficient Wi-Fi enabled electric radiators.
- Management fee ?? per annum.
- Beside two primary schools, local shops, church and playground, and close to Naas Hospital.
- Within walking distance of Naas town centre with its many restaurants, bars, shops and leisure facilities.
- Short drive to M7/N7 and Commuter rail service in Sallins.

BER BER C, BER No. 109738559





NEGOTIATOR

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DIRECTIONS

On entering Naas from the Dublin direction take the left turn at the first set of traffic lights. Tesco Metro will be on the right-hand side. Proceed out this road through pedestrian lights and at the second set of lights turn right. Proceed up the hill and pass through pedestrian lights outside Ballycane Church. At the next set of lights, take the left turn onto Craddockstown road. Take the first left and you will then see the gates of Oakglade Hall on your left-hand side. Number 33 is in block E.

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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