

For Sale

Asking Price: €255,000

Sherry
FitzGerald
O'Reilly



5 Friary Court,
Friary Road,
Naas,
Co. Kildare,
W91 ET27.

BER C2

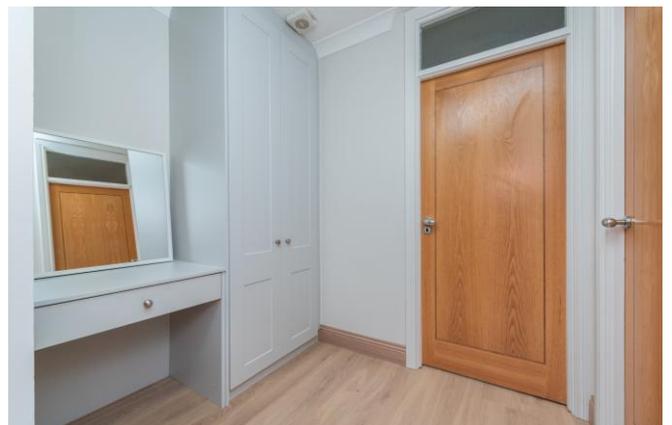
sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market this superb 2 bedrooomed apartment, set in a small, gated development in the heart of Naas town. This is a first floor property which has recently undergone some refurbishment, with new flooring, bathroom, and wardrobe doors and it is freshly painted throughout.

Friary Court is the ideal spot to easily avail of the fine selection of shops, restaurants, bars and leisure facilities that Naas has to offer. It is just a few minutes' drive to the M7/N7 interchange and the Sallins Train station, and a short walk to the bus stops.

Accommodation in this spacious apartment comprises entrance hall, living/dining room/kitchen, two double bedrooms, storage room and bathroom.



Accommodation

Entrance Hall 4.8m x 2.21m (15'9" x 7'3"): The hallway is floored in a new laminate oak. It is fitted with a wardrobe and console table and has access to the attic and hotpress.

Storage Room 1.43m x 1m (4'8" x 3'3"): With condenser dryer and carpet floor.

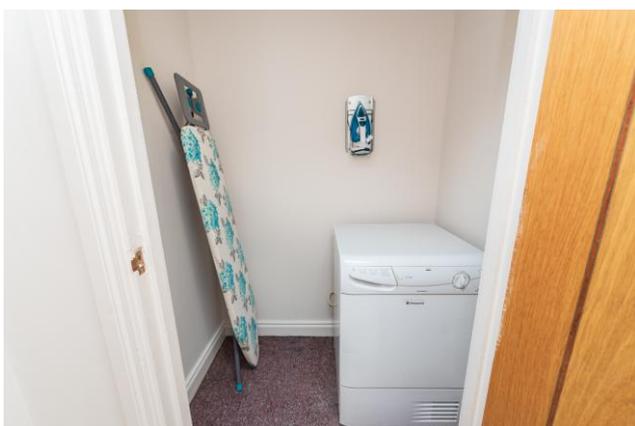
Living/Dining Room/Kitchen 7.6m x 3m (24'11" x 9'10"): This is a bright and sunny room with laminate oak floor in the living and dining area and with a porcelain tile floor in the Kitchen area. The kitchen is fitted with attractive shaker style cream and walnut cabinets. It includes an oven and ceramic hob, microwave, fridge freezer and washing machine.

Bedroom 1 4m x 3m (13'1" x 9'10"): This is a spacious double bedroom to rear. It has an oak laminate floor and fitted wardrobes.

Bedroom 2 4.65m x 2.2m (15'3" x 7'3"): This is a double bedroom with new laminate floor and wardrobe doors.

Bathroom 2.61m x 1.89m (8'7" x 6'2"): The bathroom has been recently renovated and now includes wc, vanity unit and large quadrant shower unit, with electric shower, rainfall head and riser. It includes a heated towel rail, extractor, led mirror and heater, and is finished in attractive porcelain tiles.





Special Features & Services

- Extends to 60m² approximately.
- Off street gated parking.
- uPvc double glazed windows.
- Intercom system.
- Fitted alarm.
- Energy efficient electric heating.
- All kitchen appliances included.
- Communal green area to rear.
- All blinds, curtains and light fittings included.
- Freshly painted throughout.
- Newly fitted bathroom and laminate floors.
- Management fee €1,423. per annum and includes Insurance, bins, fire alarm, gutter and window cleaning, a sinking fund, common area electricity and maintenance .
- Private secure parking with one space.
- Within easy walking distance of hospital, shops, restaurants and the many leisure amenities of Naas town.
- Short drive to M7/N7 and Commuter rail service in Sallins. Bus services just minutes from apartment.

BER BER C2, BER No. 118522838





NEGOTIATOR

John O'Reilly
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DIRECTIONS

Coming into Naas on the Dublin Road, take the left turn at Lawlors Hotel, onto Friary Road. Just after the accessories shop you will see the gate for Friary Court. Go through the gate and enter the first door on the left. Number five is upstairs 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.

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