

For Sale

Asking Price: €315,000

Sherry
FitzGerald
O'Reilly



32 Ornamental Gardens,
Oldtown Demesne,
Naas, Co. Kildare,
W91 RX32.

BER C1

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 32 The Ornamental Gardens, a wonderfully spacious 2 bedroomed ground floor apartment. Nestled within the prestigious Oldtown Demesne estate, Number 32 comes to market in pristine decorative condition. It overlooks local playing fields and is surrounded by beautifully landscaped grounds, with an abundance of green space, mature trees, shrubs and perennials.

This home is perfectly positioned, enjoying close proximity to the Monread Shopping centre, leisure centre, GAA club and the expansive Monread Park. It is a short stroll to the centre of Naas town with its many shops, restaurants, bars, theatre, leisure and sporting facilities. For commuters, the N7/M7 just a short drive away and the Sallins train station is a twenty-five-minute walk, serving Heuston station and the Docklands. A convenient bus service at the estate entrance provides easy access to Maynooth, Leixlip, and Blanchardstown.

Accommodation in this attractive apartment briefly comprises hallway, living /dining / kitchen, 2 double bedrooms (one en-suite) and bathroom.



Accommodation

Entrance Hallway 7.2m x 1.16m (23'7" x 3'10"): The hall is floored with an oak laminate and has both a hotpress and storage closet off.

Living/Dining Room 6.27m x 4.7m (20'7" x 15'5"): This is spacious room with a large bay window which faces south ensuring it is a bright sunny space. The living room features a contemporary inset gas fire and a laminate oak floor.

Kitchen 2.53m x 2.16m (8'4" x 7'1"): The kitchen features a selection of shaker style cabinets with a practical granite worktop. It includes a ceramic hob, double oven, washer/dryer, dishwasher and fridge freezer. It is finished with a porcelain tiled floor and is open to the living room.

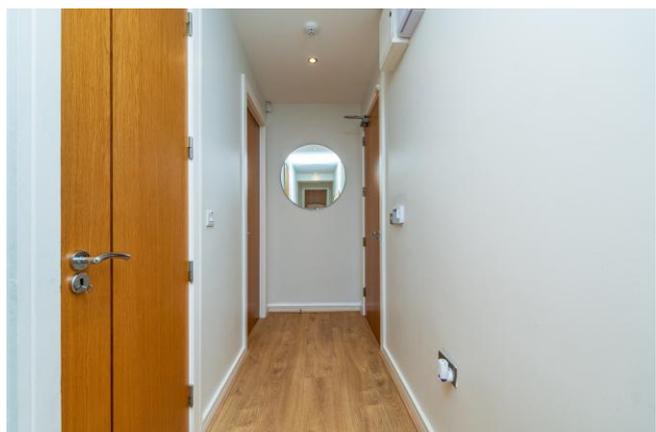
Bedroom 1 4.29m x 4m (14'1" x 13'1"): This is a generous double bedroom with quality fitted wardrobes and an oak laminate floor.

En-Suite 1.8m x 1.49m (5'11" x 4'11"): The en-suite has been fitted with a contemporary suite of wall hung wash basin and wc with hidden cistern, heated towel rail, and a quadrant shower with attractive mosaic tiled shower niche. The floor is tiled in porcelain tiles.

Bedroom 2 4.3m x 2.9m (14'1" x 9'6"): This is a spacious double bedroom with fitted wardrobes and a washed oak laminate floor.

Bathroom 2.36m x 1.67m (7'9" x 5'6"): This superb bathroom comprises a hidden cistern wc and wall hung wash hand basin, a bath with overhead shower and heated towel rail. It is tiled in porcelain to floor and walls.





Special Features & Services

- Built circa 2006.
- Located in the popular Oldtown Demesne development.
- Extends to a spacious 83m² approximately.
- Designated parking.
- Gas fired central heating.
- Alarm system.
- uPVC double glazed windows.
- Beautifully landscaped communal green areas.
- Management fee €2,025 per annum to include refuse, grounds maintenance and weekly cleaning of communal reception areas.
- All blinds, light fittings and appliances included.
- Intercom system.
- A short walk to amenities such as Monread Shopping Centre, local park, leisure centre, sporting facilities, schools and crèche.
- Within easy walking distance of Naas Town centre with its selection of shops, boutiques, restaurants, cinema and theatre.
- Close access to Junctions 9 and 9A of the M7 motorway.
- Bus stop at estate entrance.
- Just a 25-minute walk to the rail link in Sallins with commuter trains to Heuston station and the Docklands.

BER BER C1, BER No. 112538087





NEGOTIATOR

Catherine
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas town take the Sallins Road. After The Crossings Garage take the left turn into Oldtown Demesne. Follow the main road around to the left, bear right then take the left into Ornamental Gardens. Number 32 is situated in the first block of apartments on the right-hand side.

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