



SUPERB GROUND FLOOR APARTMENT IN GATED DEVELOPMENT

Apartment 8, Block A, Maryfield Court, Monread Road, Naas, Co. Kildare, W91 RX63

GUIDE PRICE: € 180,000



PSRA Reg. No. 001536

**Apartment 8, Block A, Maryfield Court,
Monread Road, Naas, Co. Kildare, W91 RX63**

FEATURES:

- * Electric gates.
- * Parking.
- * Balcony/Terrace to front.

DESCRIPTION:

Maryfield Court is a modern gated development of apartments on the edge of Naas. It is within walking distance of Sallins Train Station providing excellent access to Heuston Station and Grand Canal Dock. The M7 at Junction 9 is within a 2 minute drive providing speedy access to Dublin. The subject property is presented in very good condition throughout. Extending to circa 70 sq.m./754 sq.ft., it benefits from spacious accommodation and a large terrace to the front (approx. 16 sq.m).

Naas offers a wealth of facilities on your doorstep with restaurants, pubs, shops, schools and retailers such as Tesco, Boots, Lidl, Aldi, Dunnes Stores, B&Q, Currys, Harvey Norman, Argos, Woodies, Powercity to name but a few. The Town has the benefit of an excellent transportation network with bus route, train service from Sallins Station direct to Heuston station or Grand Canal Dock and N7 3 lane carriageway to Dublin. There are also a host of major employers locally including the Kerry Foods Facility in Millennium Park and Citywest, Parkwest and Greenogue business campuses are all within an easy drive.

ACCOMMODATION:

Entrance Hall: 3.32m x 2.32m
Cloak closet.

Bathroom:
w.c., w.h.b., bath with shower
attachment, fully tiled.

Bedroom 1: 5.55m x 3.55m
Built in wardrobes with french doors to
balcony.

Living/Dining Area: 6.40m x 4.04m
French doors to balcony.

Kitchen: 2.60m x 2.45m
Built in ground and eye level units,
stainless steel sink unit, tiled floor and
surround, plumbed, electric oven,
electric hob, extractor, integrated
fridge/freezer.

Balcony/Terrace: 8.50m x 1.85m

OUTSIDE:

Parking, electric gates, balcony/terrace.

SERVICES:

Electricity, mains water, mains sewerage,
broadband.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: D1

MANAGEMENT FEE: €1,450 per annum

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