

For Sale

Asking Price: €285,000

Sherry
FitzGerald
O'Reilly



46 Waters Edge,
Oldtown Demesne,
Naas, Co. Kildare,
W91 KF99.

BER C1

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to introduce 46 The Watersedge, a spacious 2 bedroomed, first floor apartment in the highly sought-after Oldtown Demesne. The apartment enjoys views over the local playing fields and is set in meticulously maintained grounds. Number 46 is one of six apartments in this two-storey property.

The Watersedge enjoys close proximity to the Monread Shopping Centre, leisure centre, local schools, parkland and GAA club. Naas town centre, with its excellent range of shops, restaurants, bars, hospital, theatre, and sporting facilities, is also just a 20-minute walk away.

This property is ideally located for the commuter, as it is just a few minutes' drive to the N7/M7 Junction 9a and a twenty-five-minute walk to the Sallins Train Station serving Heuston station and the Docklands.

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



Accommodation

Entrance Hallway 8.52m x 1.23m (27'11" x 4'):
With an oak laminate floor and attic access.

Living/Dining Area 6.54m x 5.81m (21'5" x 19'1"):
This is a bright and spacious room with a large bay window overlooking the playing fields and a quality wide plank oak laminate floor. It features a marble fireplace with cast iron insert and gas fire. With hotpress off and open to the kitchen.

Kitchen 3.74m x 1.8m (12'3" x 5'11"):
The kitchen is fitted with oak Shaker style units with a granite worktop and upstand. It includes dishwasher, ceramic hob, oven, washer/dryer and fridge freezer.

Bedroom 1 4.33m x 2.77m (14'2" x 9'1"):
This is a generous double bedroom with fitted wardrobes, carpet floor and views over the playing fields.

En-Suite 2.5m x 1.68m (8'2" x 5'6"):
The en-suite comprises a close coupled wc, a wash hand basin inset into a granite topped vanity, corner shower unit and heated towel rail. It is finished in quality tiles throughout.

Bedroom 2 3.65m x 3.42m (12' x 11'3"):
This is a double bedroom with fitted wardrobes and carpet floor. With own door to bathroom.

Bathroom 2.64m x 2.48m (8'8" x 8'2"):
The bathroom is tiled to floor and walls in attractive porcelain tile. It includes a large vanity unit with granite top, hidden cistern wc, bath and heated towel rail.





Special Features & Services

- Built circa 2006.
- Located in the exclusive Oldtown Demesne Estate.
- Extends to 73m² approximately.
- Designated parking.
- Gas fired central heating.
- Alarm system.
- uPVC double glazed windows.
- Beautifully landscaped communal green areas.
- Management fee €1,870 per annum to include refuse and landscaping.
- All carpets, blinds, light fittings and appliances included.
- Alarm system fitted.
- Intercom system.
- Fire door and smoke alarms.
- A short walk to amenities such as schools, shops, crèche, Monread Shopping Centre, local park, leisure centre and GAA.
- 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.
- Just a 25-minute walk to the train station in Sallins with commuter trains to Heuston and Connolly Stations.

BER BER C1, BER No. 117895086





NEGOTIATOR

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

Directions

From Main Street, Naas take the Sallins Road. Pass the Crossings motor dealers, and just after the traffic lights, take the next left into Oldtown Demesne. Follow the road, looking out for the signs for The Watersedge. Turn right and then enter the fourth

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