

Residential

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Apartment 33 Waters Edge, Oldtown Demesne, Naas, Co. Kildare

- Immaculate two-bedroom first floor apartment extending to 78sq.m (839sq.ft)
- Accommodation comprises of kitchen/living/dining room, storage area, two bedrooms, en-suite and family bathroom
- This apartment comes to the market with one designated parking spot and ample guest spaces
- Awash with natural light overlooking the green and backing onto the local Naas GAA pitches, this apartment is in excellent condition throughout

2 bedroom apartment
extending to approx.
78 sq.m (839 sq.ft)

Guide Price:

€280,000

Private Treaty

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Entrance
Hallway

3.00m x 1.49m

Semi-solid flooring, alarm panel, intercom system, Hot press

Kitchen/
Dining / Living
Room

7.11m x 4.47m

Open plan area with fully fitted shaker style kitchen with soft close drawers, granite worktop and splashback, electric hob, oven, fridge freezer, dishwasher, washer/dryer and additional sockets. Semi-solid flooring in living area, built in shelving & cabinets, feature gas fireplace, ample dining area and Bay window overlooking green.

Master
Bedroom

3.27m x 4.46m

Semi-solid flooring, fitted wardrobes, additional sockets.



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En-suite **1.88m x 1.96m** Shower cubicle with power shower, w.c., w.h.b, extractor fan, shaving light, mirror.

Bedroom 2 **3.33m x 2.91m** Semi-solid flooring, fitted wardrobes.

Bathroom **1.90m x 2.53m** Fully tiled, bath with shower, w.c., w.h.b, extractor fan, shaving light



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Additional Information:

One designated parking space

Management Fees €1377.06 per annum
Bins included and an excellently maintained development

Items Included in sale:

Fixtures, fittings, window dressings, electric hob, oven, fridge freezer, washer/dryer, dishwasher

Services

Mains Water
Gas Central Heating

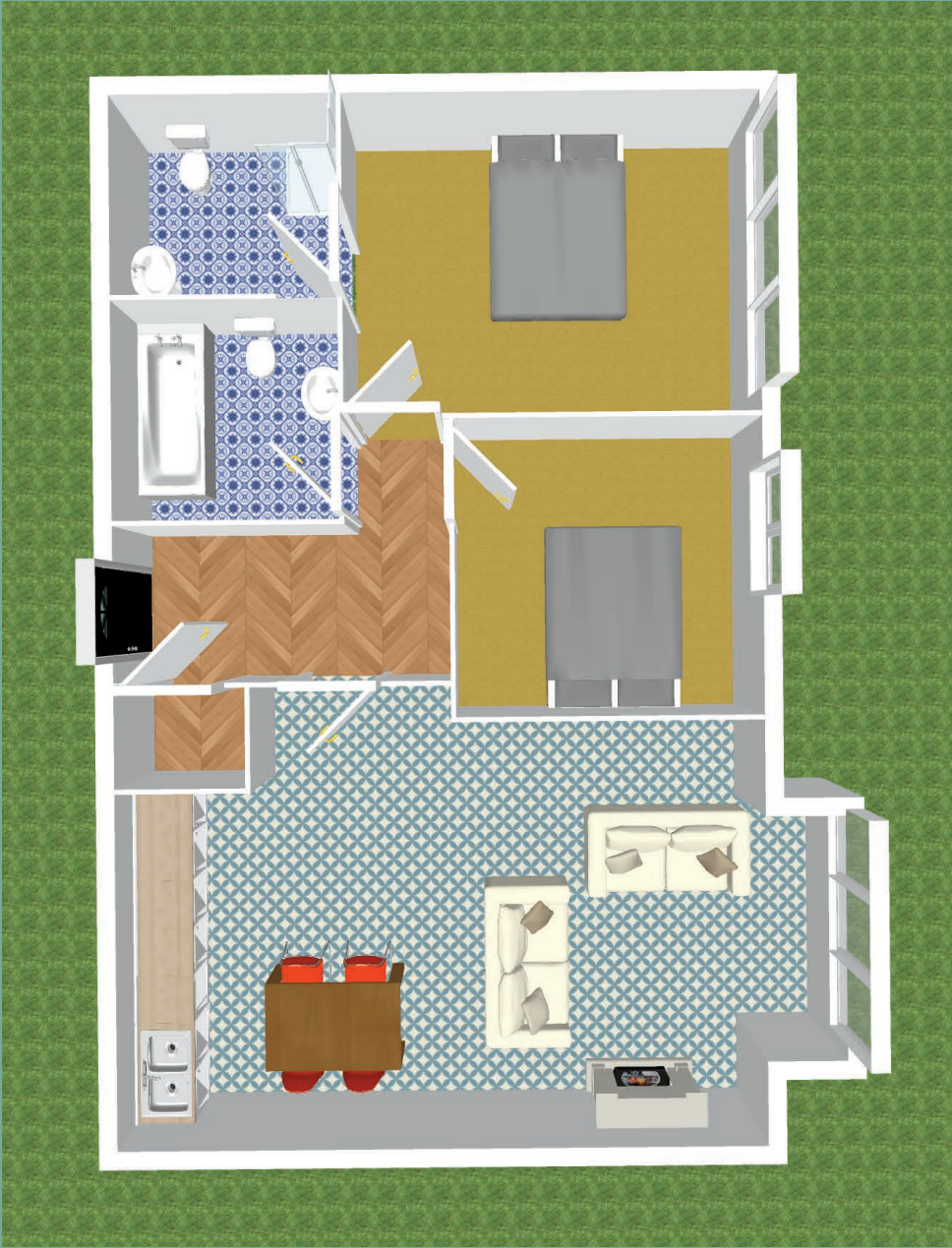
Location

Located within Oldtown Demesne a highly sought after and superbly maintained development. Local amenities are abundant within walking distance are schools, Monread shopping centre with Tesco extra, Naas town centre with an array of shops, restaurants, sports clubs and recreational facilities including numerous golf courses, both Naas and Punchestown race courses, Naas GAA and Mondello Park, all of which facilitate family living in a mature and highly sought-after residential area Sallins train station is only 2.5km from Oldtown Demesne. There is ease of access to all major road networks including M7, M4 and the M50



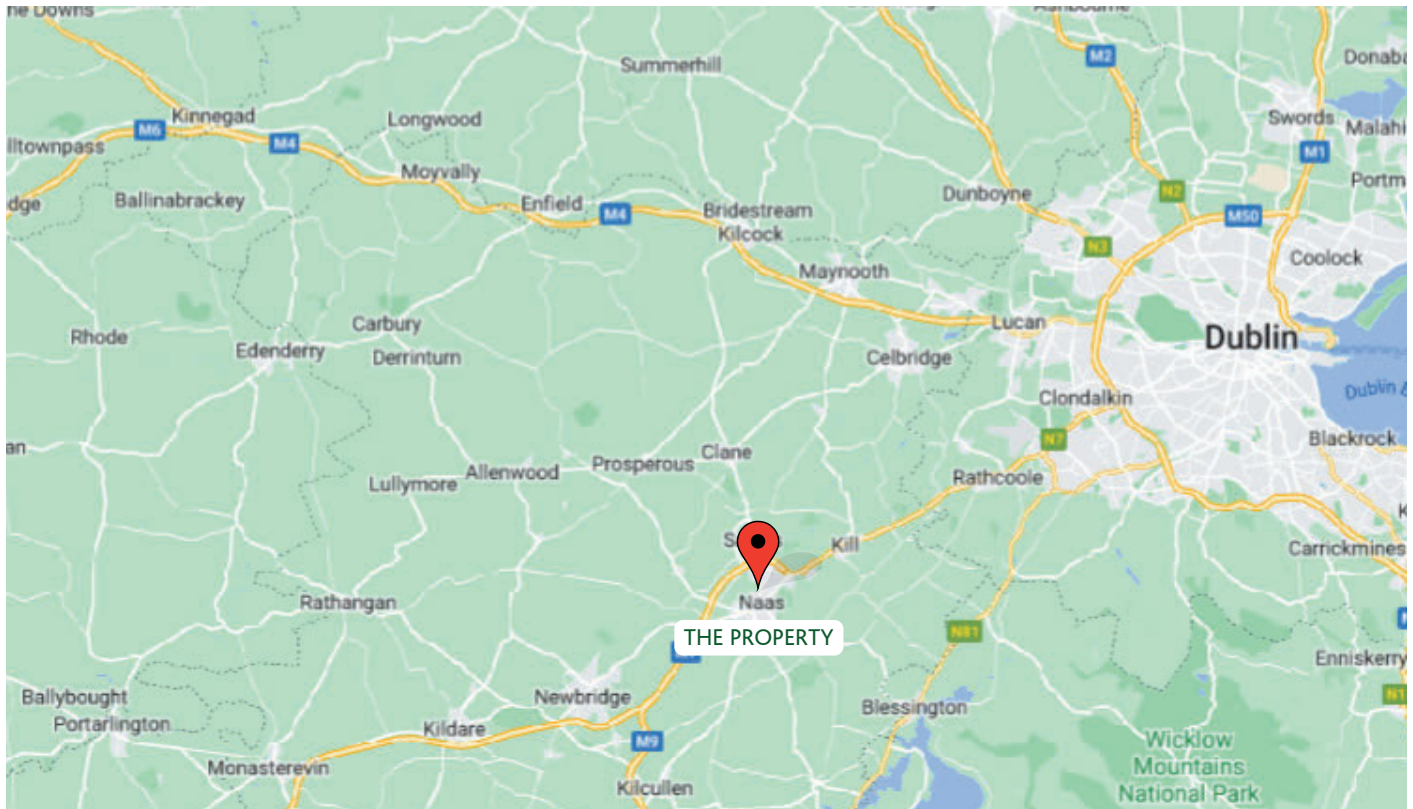
Floor Plans

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Directions

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Directions

W91 V261

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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