

For Sale

Asking Price: €265,000

**Sherry
FitzGerald**
O'Reilly



24 The Beeches,
Sallins Road,
Naas,
Co. Kildare,
W91 XR27.

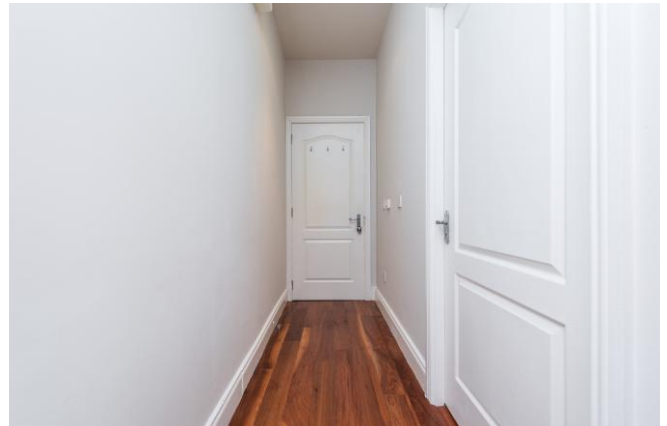
sherryfitz.ie

BER C3



Sherry FitzGerald O'Reilly are delighted to welcome you to 24 The Beeches. This is a bright spacious 2 bedroomed upper floor apartment, in a prime location, on the Sallins Road. This fine apartment is only minutes from Naas town centre and all its many amenities. It is also an ideal property for the commuter as it is just a short walk to Sallins train station. The 139 bus service offers a direct route to Sallins, Clane, Rathcoffey, Maynooth, Leixlip, TU Dublin Blanchardstown. The apartment is presented in excellent decorative order and viewing is recommended.

The accommodation comprises entrance hallway, living/dining area, kitchen, 2 double bedrooms (one-en-suite) bathroom and balcony.



Accommodation

Entrance Hallway 2.92m x 1.12m (9'7" x 3'8"): Bright hallway with wooden floor, hotpress and shelving.

Living/Dining Area 6.24m x 3.44m (20'6" x 11'3"): Lovely spacious room, flooded with light from a large Velux window and double doors that open on to the balcony. It has a feature fireplace with electric fire and a wooden floor.

Kitchen Area 2.46m x 2.56m (8'1" x 8'5"): The kitchen has a range of modern Shaker style units and includes ceramic hob oven, extractor fan, fridge freezer and washing machine. The floor is tiled and there is a tiled splashback.

Bedroom 1 3.74m x 3.08m (12'3" x 10'1"): Large room with built-in wardrobe and carpet floor.

En-Suite 3.3m x 1.18m (10'10" x 3'10"): The en-suite has a cube shower unit with fitted door, wc, whb and a tiled floor.

Bedroom 2 2.24m x 2.7m (7'4" x 8'10"): Double room with Velux window and built-in wardrobe.

Bathroom 2.56m x 1.73m (8'5" x 5'8"): The bathroom has a bath (with shower attachment, splash screen and tiled splashback), wc and whb. The floor is tiled in a chequered tile.





Special Features & Services

- Built circa 2004.
- Extends to 64m² approximately.
- 2 generous double bedrooms.
- Gas fired central heating.
- Double glazed wood finish windows.
- Designated parking space with visitor/overflow parking Includes curtains, blinds, light fittings.
- Ceramic hob, oven, extractor fan and fridge freezer included.
- Management company fee €1,715 per annum approximately.
- Prime location.
- A short walk to Monread Shopping Centre.
- Within walking distance of primary and secondary schools.
- A short walk to Sallins Train Station, Supervalu, pharmacy and doctors surgery.

BER BER C3, BER No. 107468217





NEGOTIATOR

Catherine
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DIRECTIONS

From Naas proceed out Sallins Road, turn left after passing the Peugeot Garage on your left. Notice apartment block on your right, drive in and number 24 is in the second block on the left.

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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