

# For Sale

Asking Price: €479,000

Sherry  
FitzGerald  
O'Reilly



6 Elsmore Walk,  
Naas,  
Co. Kildare,  
W91 N4VR.

BER A3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to welcome you to 6 Elsmore Walk, a wonderfully spacious 4 bedroomed end of terrace home in the much desired Elsmore development, just off John Devoy Road in Naas.

With high quality fixtures and fittings throughout, this home is filled with energy efficient features such as solar panels, demand control ventilation, high levels of insulation and low E windows, all assisting in making this an A rated home.

Recently developed by Cairn homes, Elsmore is a family friendly, beautifully maintained estate, offering a neighbourhood park, creche and playground. From here it is a short walk to a host of local amenities- the local leisure centre and playing fields, skate park, library, playground, Osprey Hotel, and the Grand Canal. It is an easy walk to Naas town centre with its many restaurants, bars, boutiques and schools, its theatre, hospital and leisure amenities. It offers close access to the M7/N7 motorway and is within a short drive of the Arrow rail link in Sallins.

The well-proportioned accommodation in this superb property briefly comprises hallway, guest wc, sitting room, kitchen/dining/living room, utility room. Upstairs- 4 bedrooms (one en-suite), family bathroom,



## Accommodation

**Entrance Hallway** 6.1m x 1.92m (20' x 6'4"): The welcoming hallway features beautiful oak laminate wood floor laid in a herringbone pattern with a quality carpet laid to stairs.

**Sitting Room** 5.06m x 3.78m (16'7" x 12'5"): This is a bright and spacious room with large window to front. It features a laminate oak herringbone floor underfoot.

**Kitchen/Dining room** 6.46m x 5.78m (21'2" x 19'): The kitchen/dining/living room is a superb light filled room with French doors leading out to the patio and garden. The kitchen features a range of stylish high gloss cabinets in two tones, with soft close doors and drawers with a quartz countertop and upriser, and a metro tile splashback. The peninsula includes seating and further storage, the undermount sink and dishwasher. The kitchen also combines the integrated double oven, gas hob, microwave and fridge freezer. The dining area and Living room have panelling to the walls and the attractive herringbone floor is laid throughout.

**Utility room** 1.87m x 1.6m (6'2" x 5'3"): The utility includes the washing machine and tumble dryer, it has a worktop and a tiled floor.

**Guest WC** 1.6m x 1.47m (5'3" x 4'10"): The guest wc features contemporary wc and wall hung wash hand basin. With heated towel rail and porcelain tiled floor.

## Upstairs

**Landing** 3.86m x 2.89m. (12'8" x 9'6"): With hotpress off and an oak laminate floor runs through to all the bedrooms.

**Bedroom 1** 5.12m x 3.1m (16'10" x 10'2"): This is a generous double bedroom to the front, with fitted wardrobes.

**Ensuite** 1.88m x 1.75m 1.88m x 1.75m (6'2" x 5'9"): The ensuite is fully tiled and is fitted with wc wash hand basin, heated towel rail and shower unit.

**Bedroom 2** 4.51m x 2.81m (14'10" x 9'3"): This is a spacious double room to rear, it features built in wardrobes and oak laminate floor.

**Bedroom 3** 2.97m x 2.28m (9'9" x 7'6"): Bedroom three is a double room to rear with fitted wardrobe.

**Bedroom 4** 2.68m x 2.35m (8'10" x 7'9"): This is a cosy room to front with an oak laminate floor.

**Family Bathroom** 2.11m x 1.84m (6'11" x 6'): The stylish bathroom features a contemporary suite of wc wash hand basin and bath. With heated ladder towel rail and tiled floor and walls.

**Outside** The driveway is cobble locked with off street parking for two cars, with lawn, laurel hedging and flower beds with flowering shrubs. The exterior has a low maintenance attractive brick and render finish  
The back garden is in lawn, with raised wooden planters filled with herbs, rhubarb and strawberries. Closer to the house is a large, paved patio. There is gated side access, outdoor tap and socket and a wooden shed (3m x 2m).





#### Special Features & Services

- Extends to a generous 130m<sup>2</sup> of accommodation.
- A rated energy efficiency home.
- Very high levels of insulation incorporated in floors, walls, piping and roof.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness
- High performance, low U-value UPVC double glazed windows.
- Low emission argon-filled windows which reflect heat back into the room.
- 'A' Rated Gas Condensing Boiler and multi-zone controls..
- Photovoltaic solar panels for electricity generation
- Demand controlled ventilation.
- Alarm system.
- High speed broadband.
- Low maintenance exterior .
- Extra high ceilings at ground floor.
- Attic suitable for conversion.
- High quality stylish sanitary ware and fittings in all bathrooms.
- Home bond warranty cover.
- Management fee €480 per annum covering estate maintenance and landscaping and front garden maintenance.
- Parking for two cars off street on the cobblelock drive
- Garden shed included.
- All appliances and light fittings included.
- A short stroll to the centre of Naas town with its array of shops and restaurants, theatre, hospital and many sporting facilities.
- Short drive to Junctions 9A or 10 of the N7/M7.
- Just a 10 minute' drive to Arrow rail station in Sallins with access to Heuston station and the Docklands.





### NEGOTIATOR

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### DIRECTIONS

From Naas town centre, take the R445, turning right at the traffic lights at One New row. Follow this for 450 m to the next set of traffic lights. Turn left into John Devoy Road. Stay on this road for 600m until you see the Elsmore estate entrance on your right hand side. On entering the estate, follow the road to the right, passing the green area. Then take the second left, then right and number 6 will be on the right.

**BER** BER A3, BER No. 110742392

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