

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Reilly



20 Oak Park Square,
Oak Park,
Naas,
Co. Kildare,
W91 TP6X.



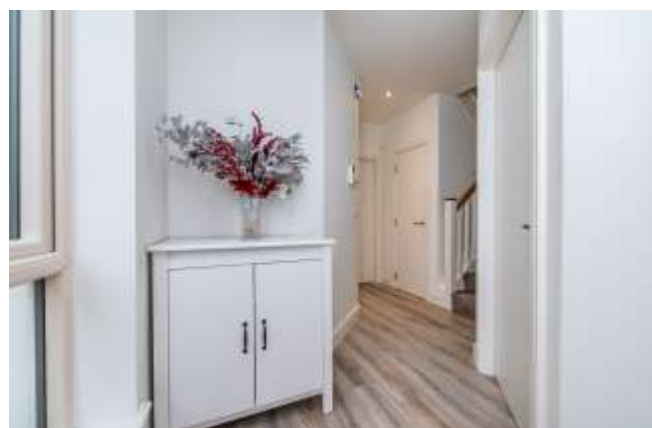
sherryfitz.ie



Sherry FitzGerald O' Reilly welcome you to 20 Oak Park Square, a superbly spacious and light-filled 3 bedroomed end of terrace home located in the desirable Oak Park Estate, on the Ballymore Eustace Road in Naas. This A-rated Cairn-built home features premium fixtures and fittings alongside cutting-edge energy efficiencies, including PV water-heating panels and advanced insulation.

Oak Park benefits from an onsite creche, lots of green spaces, and a dedicated park with a playground. From here it is a short stroll to Naas town centre with its vibrant shops, bars, restaurants and many amenities and it is within easy reach of most primary and secondary schools. For the commuter, the M7/N7 is easily accessible, while Sallins train station offers connections to Dublin and countrywide.

The well-proportioned accommodation in this fine property briefly comprises – entrance hallway, sitting room, kitchen/dining, utility room, guest wc. Upstairs- Landing, 3 bedrooms (one en-suite), family bathroom.



Accommodation

Hallway The welcoming hallway is floored in an oak laminate which runs throughout the ground floor. The stairs is finished in carpet and there is a closet off (1.04m x 0.61m).

Sitting Room 4.64m x 3.82m (15'3" x 12'6"): The sitting room is a spacious light filled room, with a large window overlooking the green area to front.

Kitchen /Dining Room 5.05m x 4.77m (16'7" x 15'8"): This is a bright space with French doors from the dining area leading to the patio outside. The dining area boasts elegant panelling to the walls and the floor is in an oak laminate. The kitchen is designed with sleek, two-tone handleless cabinets and drawers with a durable compact laminate worktop. The generous peninsula includes a sink, integrated dishwasher, and further storage. A ceramic hob, double oven, microwave and integrated fridge freezer complete this well-designed space.

Utility Room 2.97m x 2.22m (9'9" x 7'3"): The utility includes a washing machine and tumble dryer.

Guest WC 1.61m x 1.56m (5'3" x 5'1"): The guest wc includes a wall hung wash basin, wc, and heated towel rail. It has a ceramic tile floor.

Landing 4.23m x 0.96m (13'11" x 3'2"): With hotpress off, carpet floor and Stira stairs access to part floored attic.

Bedroom 1 5.04m x 4.14m (16'6" x 13'7"): This is a large, sunny room with views over the square. It is fitted with wardrobes and a carpet floor.

En-Suite 2.14m x 1.81m (7' x 5'11"): The en-suite is fully tiled, with low profile wc, wash hand basin, a quadrant shower unit and heated towel ladder rail.

Bedroom 2 4.9m x 2.83m (16'1" x 9'3"): This spacious double room with view of the rear garden includes fitted wardrobes and carpet floor.

Bedroom 3 4.14m x 2.12m (13'7" x 6'11"): Bedroom 3 is a double room to rear with carpet floor.

Family Bathroom 3.14m x 1.7m (10'4" x 5'7"): The bathroom is attractively tiled to floor and walls, with wc, wash basin, shower unit, heated towel rail and bath.

Outside The beech lined cobblelock drive to front offers two parking spaces off street. To rear, the garden is in lawn, ready for landscaping, and with a paved patio outside the French doors. It has gated side access, outdoor socket and tap.





Special Features & Services

- Built 2020.
- A rated energy efficient home.
- Presented in excellent condition throughout.
- Gas fired heating.
- High-performance double-glazed windows with low u-value.
- Composite front door.
- 700w Photo voltaic solar panels.
- High levels of airtight insulation and air filtration system.
- Fitted intruder alarm.
- All curtains, blinds and carpets included.
- Superb onsite 14-acre park with playground and walking trails.
- Creche on site with day care and after school options.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all fitted kitchen appliances, washing machine and dryer.
- Off street parking for two cars on cobble lock drive.
- Overlooking green area to front.
- Attic part floored with Stira ladder access.
- uPvc Soffit and fascia.
- Rear garden with paved patio and lawn.
- Country manor brick façade with Portuguese limestone window surrounds and sills.
- Management fee to include refuse collection and estate maintenance €441.20.
- 20 minutes' walk to three primary schools, with secondary schools also in walking distance.
- Close to Naas town centre with its many restaurants, bars, boutiques, sporting and leisure facilities.
- Easy access to M7/N7 junction and the commuter train in Sallins with trains to Heuston and Connolly stations.





NEGOTIATOR

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

DIRECTIONS

From North Main Street Naas, take the left turn at Swans on the Green on to the Ballymore Eustace Road. At the roundabout, take the second exit. After 200m take the left entrance into Oak Park. Follow the road. Take a left at the T junction by the square, then right, and right again, and number 20 will be on your left-hand side.

BER BER A3, BER No. 113111579

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