

# For Sale

Asking Price: €399,000



9 Garden View Apartments,  
Sallins Road,  
Naas,  
Co Kildare,  
W91 WKP7.

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

BER A2



Sherry FitzGerald O'Reilly are proud to introduce 9 Garden View, an exceptional 2 bed roomed apartment set within the highly sought after Orchard development on the Sallins Road, Naas. The Orchard sits on the historic grounds of the original Oldtown Estate of the De Burgh family, offering a setting steeped in local heritage. This apartment enjoys views overlooking the preserved walled gardens.

Number 9 is a generously proportioned second-floor apartment designed to maximise both space and natural light. At its heart is the expansive open-plan living and kitchen area, which seamlessly connects to a wonderful wraparound balcony, perfect for al-fresco dining and relaxation. The apartment features a superb specification throughout, boasting contemporary styling, high-quality fixtures and fittings, and excellent energy efficiencies.

In a prime location, from here it is just a short walk to Naas town centre with its many shops, restaurants, bars, hospital, theatre and sporting facilities. It enjoys close proximity to the Grand canal towpath walks, Monread Shopping Centre, leisure centre, Monread Park, local school and GAA club. Perfectly positioned for commuters, the apartment is only a few minutes' drive from the N7/M7 motorways at Junctions 9 and 9A, providing swift access to Dublin and beyond. For rail links, it's just a twenty-five minute walk to Sallins Rail Station, with regular services to Heuston and Connolly Station.



## Accommodation

**Entrance Hallway** 5m x 1.05m (16'5" x 3'5"): The hallway is fitted with a high-quality laminate oak floor which runs through to most rooms.

**Living Room/Kitchen** 9.84m x 3.87m (32'3" x 12'8"): This is a wonderfully bright and substantial space of triple aspect with floor to ceiling windows and doors leading to the large wraparound balcony. Underfoot is a laminate oak floor and spot lighting overhead. The kitchen is fitted with quality shaker style cabinets and drawers; all topped with a stunning quartz countertop. Included are an oven, dishwasher, and ceramic hob. The kitchen has a contemporary metro tile splashback and porcelain tiled floor.

**Balcony** The perfect spot to relax, overlooking the walled garden or playing fields.

**Utility Room** 1.94 x 1.56m (1.94 x 5'1"): The utility offers storage press, worktop, washer/dryer and an integrated fridge freezer. It has a porcelain tiled floor.

**Bedroom 1** 5.55m x 2.9m (18'3" x 9'6"): This is a generous double bedroom with views overlooking the walled garden. It is fitted with a selection of premium wardrobes and TV point.

**En-Suite** 1.67 x 1.55m (1.67 x 5'1"): The en-suite has been tiled in attractive porcelain tiles to the floor and surrounds. The contemporary suite comprises wc, vanity with basin, heated towel rail and quadrant shower enclosure.

**Bedroom 2** 3.65m x 3.08m (12' x 10'1"): This is another spacious double bedroom with quality fitted wardrobes, oak laminate floor and TV point.

**Bathroom** 2.34m x 1.94m (7'8" x 6'4"): The bathroom includes wc and large vanity unit, a bath with overhead shower and a heated towel rail. The room is tiled to floor and walls.

**Storage Room** 2.35m x 1.88m (7'9" x 6'2"): Off the hall, it is fitted with shelving, rails and hooks.

**Hotpress/Plant Room** 1.92m x 1.22m (6'4" x 4'): Housing the heat pump and tank.



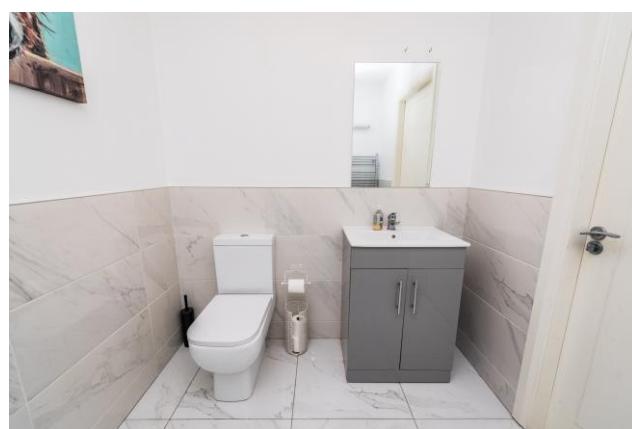


### Special Features & Services

- Built in 2023
- Extends to a spacious 88m<sup>2</sup> approximately.
- Light filled home presented in turnkey condition.
- Victorum exhaust air heat pump for heating and hot water.
- Heat recovery ventilation system.
- Designated car parking space, visitor parking spaces and covered bicycle park.
- Lift and stairs access to all floors with impeccably maintained communal areas.
- Intercom system.
- Fitted alarm.
- Includes all fitted appliances.
- All curtains included.
- Double glazed windows.
- Stylish bathrooms with contemporary sanitaryware and tiling.
- Management fee €1,800 pa to include grounds and internal communal area maintenance, waste disposal, sinking fund and window cleaning.
- A short walk to amenities such as Monread Shopping centre, Monread Park, school, Canal towpath walks, GAA, leisure centre and sporting facilities.
- Easy walk to Naas Town centre with its abundance of shops, boutiques, restaurants, bars, cinema and theatre.
- Close access to Junctions 9 and 9A of the M7 motorway.
- Bus stop on Sallins road with buses to Maynooth, Leixlip and Blanchardstown.
- Just a 25-minute walk to the railway line in Sallins with commuter trains to Heuston station and the Docklands.



**BER** BER A2, BER No. 116705286.





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#### NEGOTIATOR

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#### DIRECTIONS

Take the first exit off the roundabout into The Orchard. Turn right and follow the road past the walled gardens. Turn right and number 9 is in the apartment building on the right.



**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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