

For Sale

Asking Price: €450,000

Sherry
FitzGerald
O'Reilly



9 Oak Park Place,
Oak Park,
Naas,
Co. Kildare,
W91 N76H.

BER A3

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to welcome you to 9 Oak Park Place, an elegant 3 bedrooomed semi-detached home in this attractive Cairn homes built estate. This is a light filled, superbly spacious home which enjoys wonderful countryside views from most rooms. It features the latest in home-energy efficiencies and top quality fixtures and fittings.

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

Number 9 is conveniently situated within a short walk of Naas town centre, shops, many schools, hospital, lakeside walks and sporting facilities. It offers easy access to the M7/N7 motorway.



Accommodation

Entrance Hallway 2.8m x 2.6m (9'2" x 8'6"): The welcoming entrance hall offers a warm oak wide plank floor underfoot which continues into the kitchen.

Sitting Room 5.77m x 4.62m (18'11" x 15'2"): The spacious sitting room is full of light. It enjoys dual aspect with a large bay window to front and beautiful views over the verdant countryside.

Kitchen/Dining Room This is a bright space with views over the nearby fields to front and French doors to the back garden patio. It is fitted with stylish cabinets in two tones with a contemporary tiled splashback and a tiled floor. It includes a large induction hob, oven, microwave and integrated fridge freezer. The large peninsula features a sink, integrated dishwasher and lots of storage.

Utility Room 1.67m x 1.16m (5'6" x 3'10"): The utility is plumbed for washing machine and tumble dryer. With storage area (1.88m x 1.62m).

Guest WC 1.52m x 1.42m (5' x 4'8"): The guest wc includes wall hung wash basin, extractor fan and with tile floor.

Upstairs

Landing 3.77m x 1m (12'4" x 3'3"): With hotpress off and attic access.

Bedroom 1 4.62m x 4.43m (15'2" x 14'6"): This is a very generous double bedroom with lovely front and side views. It is fitted with floor to ceiling quality fitted wardrobes and wide plank oak floor.

En-Suite 2.15m x 1.45m (7'1" x 4'9"): The en-suite is fully tiled, with low profile wc, wash hand basin and large shower unit. With heated towel ladder rail.

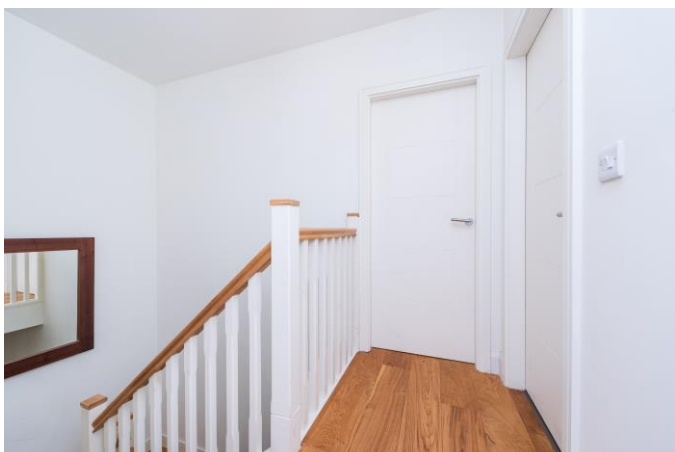
Bedroom 2 4.92m x 2.82m (16'2" x 9'3"): This spacious double room with view of the rear garden features built in wardrobes and oak floor.

Bedroom 3 4.14m x 2.12m (13'7" x 6'11"): A double room with views over the park, oak floor and fitted wardrobes

Family Bathroom 3.47m x 1.69m (11'5" x 5'7"): The bathroom is attractively tiled to floor and walls, with wc, wash basin and shower

Outside The back garden is in lawn overlooked by a birch tree and with a paved patio. It has gated side access. To the front, the cobble-lock drive accommodates two cars and conveniently offers an electric car charger. Laurel hedging defines the boundaries around beds of rosemary, ferns and viburnum.





Special Features & Services

- Built 2019,
- Extends to 117m² approximately.
- A rated energy efficient home,
- Stylish property,
- Presented in excellent condition throughout,
- High quality brick and render façade.
- Gas fired heating.
- High performance double glazed windows.
- PV solar panels.
- High levels of airtight insulation.
- Quality blinds and light fittings included.
- Beautiful countryside views.
- Wonderful 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 kitchen appliances.
- Off street parking for two cars on cobble lock drive and electric car charger.
- uPvc Soffit and fascia.
- 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 and leisure facilities.
- Easy access to M7/N7 junction and the Arrow commuter train is available in nearby Sallins.

BER BER A3, BER No. 112252754





NEGOTIATOR

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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 right at the junction by the green, then right onto Oak Park Avenue and right again onto Oak Park Place. Number 9 is the last house on the right hand side.

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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