

# For Sale

Asking Price: €445,000

Sherry  
FitzGerald  
O'Reilly



68 Oakglade,  
Blessington Road,  
Naas,  
Co. Kildare,  
W91 VXF6.

BER C2

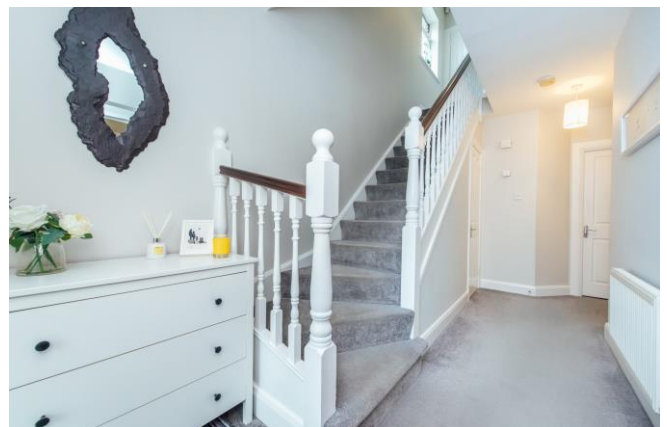
[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to welcome you to 68 Oakglade, a stylish 4 bedroomed semi-detached home located just off the Blessington Road.

This is an inviting family home which has been tastefully decorated and well maintained and is situated in a quiet cul-de-sac. This home is conveniently located within walking distance of most Naas schools, shops, hospital, playschools and lakeside walks. It is a short drive to the M7 and the Arrow train station in Sallins. Outside there is a large rear garden, south west facing aspect, which is laid in lawn with trees and shrubs. There is a spacious cobblelock driveway providing ample parking.

This is a bright and deceptively spacious home which comprises downstairs entrance hall, guest wc, living room, dining room, kitchen/dining area and utility room. Upstairs there are 4 bedrooms (main en-suite) and bathroom.





## Accommodation

**Entrance Porch** With double doors.

**Entrance Hallway** 4.78m x 1.99m (15'8" x 6'6"): Bright welcoming hallway with carpet stairs.

**Guest WC** With wc, whb and tiled floor.

**Living/Dining Room** 9.27m x 3.69m (30'5" x 12'1"): This is a generous room with a large bay window and a modern feature fireplace (gas element) and solid wooden floor. The dining room has sliding patio doors to the rear garden.

**Kitchen/Dining Area** 4.77m x 2.89m (15'8" x 9'6"): The kitchen boasts a range of sleek cream fitted units including gas hob, oven, extractor hood, dishwasher and fridge freezer. It has a tiled floor and tiled splashback.

**Utility Room** 2.02m x 1.64m (6'8" x 5'5"): The utility room has ample storage, washing machine, tumble dryer and door to rear garden.

**Landing** The landing is filled with light due to the large window. It has a carpet floor and hotpress off. With attic access.

**Bedroom 1** 3.47m x 3.73m (11'5" x 12'3"): This is a large double room bathed in light with bay window overlooking the front. This spacious room has a carpet floor and built-in wardrobes.

**En-Suite** 1.92m x 1.61m (6'4" x 5'3"): With shower tiled and with fitted door, wc whb and tiled floor.

**Bedroom 2** 2.88m x 2.42m (9'5" x 7'11"): Bright room overlooking the rear, this room has a built-in wardrobe and a carpet floor.

**Bedroom 3** 2.47m x 2.33m (8'1" x 7'8"): Overlooking the rear this room has a built-in wardrobe and a wooden floor.

**Bedroom 4** 2.47m x 2.33m (8'1" x 7'8"): 1.92m x 1.61m (6'4" x 5'3"): Overlooking the front, this room has a built-in wardrobe and a carpet floor.

**Bathroom** 1.98m x 1.93m (6'6" x 6'4"): The bathroom has a bath (incorporating shower, with tiled splashback and half screen), wc and whb. The floor is tiled.

**Outside** Spacious cobblelock driveway with generous parking. The mature landscaped south west facing rear garden is laid in lawn with a paved patio area outdoor dining.





### Special Features & Services

- Built circa 2002.
- Extends to 118m<sup>2</sup> approximately.
- Carpets, curtains, blinds and light fittings included.
- Oven, gas hob, extractor hood, dishwasher, fridge freezer, washing machine and tumble dryer included.
- Natural gas central heating.
- Double glazed windows throughout.
- Alarmed.
- Garden shed.
- Beautifully landscaped south west facing rear garden.
- Paved patio area.
- Quiet cul-de-sac of 10 homes.
- Not overlooked to the front.
- A short drive to the Arrow rail link at Sallins and the M7/N7.
- Walking distance of shops, church, school and Naas Hospital.

**BER** BER C2, BER No. 109021576









### NEGOTIATOR

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### DIRECTIONS

From the Dublin Road, Naas proceed out the Blessington Road. Having passed through the 3rd set of traffic lights proceed ahead and take the 1st right turn. You are now in Oak Glade. Proceed ahead and having passed the 2nd left turn take the next right hand turn and Number 68 is down here on the left 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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