

For Sale

Asking Price: €440,000

Sherry
FitzGerald
O'Reilly



36 The Bailey,
Castle Farm,
Naas,
Co. Kildare,
W91 VY2D.

BER A3

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to welcome you to 36 The Bailey, a superb 3 bedroomed semi-detached property in the upmarket Castlefarm estate in Naas. An A rated home, it is packed with the latest in energy efficient features such as the photovoltaic solar panels for electricity generation and Aerco exhaust units optimising air quality and energy efficiency, along with an A-rated condensing boiler.

Castlefarm is an exclusive development by Ardstone Homes, built in 2018 to exacting standards and specifications. Close to Naas town centre, just off the Newbridge Road, it is a beautifully landscaped estate with lots of green areas. From here it is just a few minutes' walk to the local swimming pool, leisure centre, skate park, playground and playing fields. It is a short walk to Naas town centre which offers an abundance of leisure amenities, restaurants, bars, boutiques and schools. It offers close access to the M7/N7 motorway at either Junctions 9A or 10 and is within a ten minute drive of the Arrow rail link in Sallins.

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



Accommodation

Entrance Hallway 4.9m x 1.88m (16'1" x 6'2"): The welcoming hallway features a grey laminate oak floor, carpet to stairs and includes understairs storage.

Sitting Room 4.44m x 3.64m (14'7" x 11'11"): This is a spacious room with large window to front. It features an oak laminate floor and a bespoke media wall with tv point, open shelving and storage presses, and including an electric fire.

Kitchen/Dining/Living Room 6.14m x 5.66m (20'2" x 18'7"): The kitchen/dining/living room is a bright and substantial room with French doors leading to the covered patio. The Kitchen offers a selection of elegant shaker style cabinets in a soft grey tone with a composite stone worktop and stylish metro tile splashback. The oak laminate floor perfectly complements the cabinets. Included are the integrated appliances -oven, gas hob, dishwasher and fridge freezer. The living area features a custom built entertainment unit incorporating shelving, storage and tv point.

Utility Room 2.04m x 1.67m (6'8" x 5'6"): The utility houses the gas boiler, washing machine and dryer. It has lots of fitted storage and outer door to side passage.

Guest WC 1.83m x 1.7m (6' x 5'7"): The guest wc features a close coupled wc and wash hand basin, with a tile floor.

Upstairs

Landing 3.75m x 1.46m. (12'4" x 4'9".): With carpet floor, Stira stairs access to floored attic and large hotpress with shelving.

Bedroom 1 4.38m x 3m (14'4" x 9'10"): This generous bedroom with rear views boasts quality fitted wardrobes and a carpet floor.

En-Suite 2.15m x 1.28m (7'1" x 4'2"): The en-suite is fitted with wc, wall hung wash basin, and shower unit. There is porcelain tiling to shower and ceramic tile floor.

Bedroom 2 3.5m x 3.1m (11'6" x 10'2"): This is a spacious double room to front. It includes fitted wardrobes and a carpet floor.

Bedroom 3 3.83m x 3m (12'7" x 9'10"): This is a single bedroom to front with fitted wardrobe and carpet floor.

Family Bathroom 2.17m x 1.92m (7'1" x 6'4"): The contemporary bathroom features a suite of wc, wall mounted vanity unit with basin and a bath. With heated ladder towel rail and tiling to floor and surrounds.

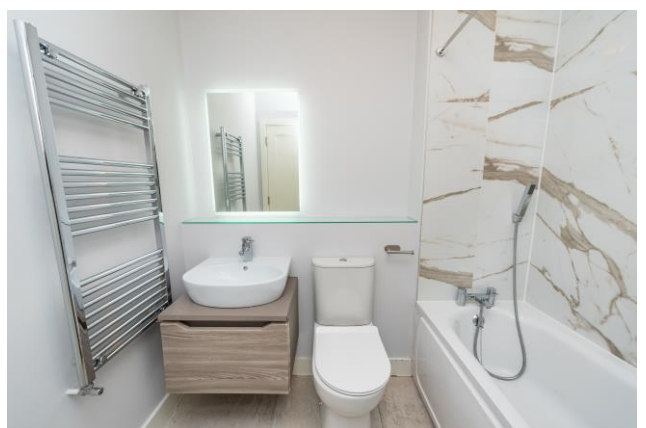
Outside The driveway is in cobble lock with off street parking for two cars and bordered by hedging either side. There is gated access to the rear garden. The back garden is in lawn and just awaiting landscaping. It has a tap and metal shed (2.5m x 2m).





Special Features & Services

- Built 2018 by Ardstone Homes.
- Extends to a generous 112 sq metres of accommodation.
- A rated energy efficiency home
- High performance, prefinished uPVC double glazed windows.
- 'A' rated Gas condensing boiler with Climote controls.
- Photovoltaic solar panels for electricity generation.
- Aerco exhaust units optimising air quality and energy efficiency.
- Fitted alarm system.
- High speed fibre broadband.
- Low maintenance exterior with upvc soffit and fascia.
- High quality stylish sanitary ware and fittings in all bathrooms.
- Includes integrated kitchen appliances .
- Includes blinds, carpets, curtains and light fittings.
- Global home warranty cover.
- Extra high ceilings to ground floor.
- uPvc soffit and fascia.
- Outside tap.
- Metal shed (2.5m x 2m) .
- Parking for two cars on cobble lock drive.
- Beside large green area.
- maintenance and landscaping.
- A short stroll to the centre of Naas town with its array of shops and restaurants, theatre, hospital, creches, library, schools and many sporting facilities.
- Close to canal towpath walks
- Short drive to either 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

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

Directions

From Naas town centre, take the R445, turning right at the traffic lights at One New Row. At the third set of traffic lights, take the left turn. Take the next right turn, into Castle Farm. Take the next left and follow the road straight, past the green area. Number 36 will be on your right.

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