



142 Aylmer Park, Naas, Co. Kildare, W91 C96H.



***142 Aylmer Park,
Naas, Co. Kildare,
W91 C96H.***

***An impressive
4 bedroomed semi-
detached home,
nestled in a mature
and highly sought-
after development!***

€500,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

***Phone 045 866466
Info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to welcome you to 142 Aylmer Park. Nestled in a mature and highly sought-after development, this impressive 4 bedroomed semi-detached home offers the perfect blend of generous living space and an extensive southeast facing garden area. A standout feature of this property, the large rear garden boasts a lush lawn framed by specimen trees, vibrant shrubs, and paved patios.

Ideally positioned on the Monread Road, Aylmer Park is an exceptional family-friendly estate defined by its expansive green spaces. Perfect for commuters, it offers quick access to the M7/N7 and is just minutes from the Sallins train station.

Everything is within easy reach from here, with Monread Shopping Centre, Globe Retail Park, local schools, crèches, playgrounds, and sports facilities close by. A short drive brings you straight into bustling Naas town centre with its fantastic selection of boutiques, restaurants, bars, Theatre, library, leisure facilities, schools, and key amenities including Naas General Hospital.

The accommodation in this fine property comprises porch, hallway, sitting room, family room/study, kitchen/dining room, utility room, and guest wc. Upstairs - 4 bedrooms (1 en-suite), family bathroom. Outside – metal shed.

Accommodation

Hallway 5.4m x 1.8m (17'9" x 5'11"): The hallway is floored with a quality engineered oak and carpet is fitted to the stairs.

Living Room 6.06m x 3.72m (19'11" x 12'2"): The spacious living room features a brick backed fireplace with granite hearth and wooden surround. It houses a 6kw cast iron multifuel stove. From here, double doors lead to the dining area, and the floor is laid with warm oak.





Family Room/Study 4.71m x 2.6m (15'5" x 8'6"): This is a versatile room to front which could be used as a fifth bedroom.

Kitchen/Dining Room 5.73m x 5.7m (18'10" x 18'8"): The kitchen/dining room is a lovely bright, broad space of dual aspect with attractive wood panelling on the kitchen ceiling, and French doors to the patio from the dining area. It features an oak kitchen with lots of wall and floor cabinets and is fitted with an oven, gas hob and integrated dishwasher.

Utility Room 2.58m x 1.28m (8'6" x 4'2"): The utility is plumbed for a washing machine and includes a tumble dryer, sink and lots of storage presses. With a tile floor and splashback, back door and gas boiler.







Upstairs

Landing 3.83m x 3m (12'7" x 9'10"): The landing is favoured with natural light from the window on return. The stairs and landing have a carpet floor. The hot-press is off and attic access is via a ladder stairs.

Bedroom 1 5m x 2.92m (16'5" x 9'7"): This is a generous double bedroom overlooking the green area to front. It includes a selection of fitted wardrobes and has a carpet floor.

En-Suite 1.95m x 1.6m (6'5" x 5'3"): The en-suite includes wc, wash hand basin and shower with tiling in the shower and a linoleum floor.

Bedroom 2 3.9m x 2.6m (12'10" x 8'6"): A double room with rear view, it has a carpet floor.

Bedroom 3 3m x 2.m (9'10" x 6'7"): This is a double room with view of the rear garden. It features built in wardrobes and a wooden floor.

Bedroom 4 3.12m x 2.58m (10'3" x 8'6"): A double room with front aspect, it includes a fitted wardrobe and a wooden floor.

Family Bathroom 1.95m x 1.7m (6'5" x 5'7"): The bathroom combines a bath, wc and wash hand basin. It is fully tiled to floor and walls.





Special Features & Services

- Built in 1997.
- Extends to a generous 137m² approximately of accommodation.
- Family friendly home in a prime location.
- uPVC double glazed windows.
- Natural gas central heating (boiler replaced in 2016).
- Off street parking for 2 cars.
- large southeast facing rear garden- in lawn with patios, variety of shrubs and metal shed.
- Upvc fascia and soffits.
- Fitted with alarm system.
- All carpets, light fittings and listed appliances included.
- Facing large green area.
- A short walk to amenities such as crèche, cinema, leisure centre, Monread Park, sporting facilities, schools, Globe retail park and Monread Shopping Centre.
- Just a few minutes to the bustling centre of Naas town with its vast array of shops, boutiques, bars, restaurants, theatre, hospital, racecourse, and excellent sporting facilities.
- Close access to the M7 motorway and the Sallins train station for commuter trains to Heuston and Connolly Stations.

BER BER B, BER No. 119858009

Outside The driveway offers parking for two cars off street. A bed is planted with a selection of shrubs including Skimmia and Leucothoe. There is gated side access to the rear garden.

The very spacious back garden enjoys a south easterly aspect. It boasts a lush lawn and two patios, surrounded by climbers, specimen trees and shrubs all offering a range of colour and texture to the garden – photinia, pyracantha, Virginia creeper and Fatsia japonica, to name a few. With Metal shed (4m x 2.5m).





Directions From the Dublin Road, take the Monread Road. Go through the first roundabout and continue to the traffic lights. Take the left turn onto Monread Avenue and take the immediate left turn into Aylmer Park. Follow the road, taking the fifth right turn. Take the immediate left turn and follow the road around the green until you see number 142 on your left.

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