

For Sale

Asking Price: €520,000

**Sherry
FitzGerald**
O'Reilly



6 Oak Park Square,
Oak Park,
Naas, Co. Kildare,
W91 TYT9.

BER A3

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 6 Oak Park Square, a beautifully presented, 4 bedroomed semi-detached home in the highly sought-after Oak Park Estate, Naas.

This is a turnkey, A-rated property built by Cairns, it is bright and spacious, and features the latest in home-energy efficiency, including PV panels for water heating, high-level airtight insulation, and a demand-controlled ventilation system.

The location is ideal for families, with an onsite creche, abundant green spaces, and a fantastic park with a playground and walking trails within the estate. It's just a 20-minute walk to three primary schools and within easy reach of three secondary schools.

Number 6 is perfectly situated, offering a short walk to Naas town centre with its shops, restaurants, bars, and sports facilities. Commuting is made easy with convenient access to the M7/N7 motorway and a short drive to Sallins train station, providing direct services to Heuston and Connolly.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining/living room, guest wc, utility room. Upstairs-landing, 4 bedrooms (one en-suite), family bathroom.



Accommodation

Hallway 6.6m x 1.64m (21'8" x 5'5"): The welcoming hallway is floored in an oak laminate which runs throughout the ground floor. The stairs is finished in carpet.

Sitting Room 4.57m x 3.92m (15' x 12'10"): The sitting room overlooks the large green area to front. It is a comfortable space with a bespoke cabinet which incorporates shelving, presses, tv point and a modern electric fire.

Kitchen/Dining/Living 5.48m x 5.4m (18' x 17'9"): This is a wonderfully bright space, with French doors from the dining area leading directly to the south facing patio and garden. The kitchen offers a modern aesthetic with sleek, two-tone handleless cabinets and a metro-tiled splashback. A generous peninsula provides a sink, integrated dishwasher, and further storage, while quality appliances including a ceramic hob, double oven, microwave, and integrated fridge freezer, complete this well-designed space.

Utility Room 2.57m x 1.98m (8'5" x 6'6"): The utility includes a washing machine, tumble dryer, storage cabinets and a tile floor.

Guest WC 1.57m x 1.48m (5'2" x 4'10"): The guest wc includes a wall hung wash basin, wc, and heated towel rail. It has a ceramic tile floor.

Upstairs - Landing 4.13m x 2.51m (13'7" x 8'3"): With hotpress off, carpet floor and pull-down ladder access to floored attic.

Bedroom 1 4.91m x 3.29m (16'1" x 10'10"): This is a very generous double bedroom of rear aspect. It is fitted with floor to ceiling wardrobes, tv point and a carpet floor.

En-Suite 1.78m x 1.76m (5'10" x 5'9"): The en-suite is fully tiled, with low profile wc, wash hand basin and a corner shower unit. With heated towel ladder rail and storage cabinet.

Bedroom 2 4.57m x 2.8m (15' x 9'2"): This spacious double room to front includes fitted wardrobes and carpet floor.

Bedroom 3 4m x 2.92m (13'1" x 9'7"): Bedroom 3 is a double room with views over the green area. It is fitted with a selection of wardrobes and a carpet floor.

Bedroom 4 4.9m x 2.1m (16'1" x 6'11"): This is a single bedroom to rear with carpet floor and fitted wardrobe.

Family Bathroom 2.67m x 1.78m (8'9" x 5'10"): The bathroom is attractively tiled to floor and walls, with wc, wash basin, corner shower unit, heated towel rail and bath.

Outside The Portuguese laurel lined cobblelock drive to front offers two parking spaces off street and a Zappi electric car charging unit.

The back garden is south facing and enjoys a large, paved patio perfect for outdoor dining and a manicured lawn. Along the bordering walls are rendered raised planter beds filled with Buxus, cordyline, primrose and strawberry plants. There is gated side access and an outdoor tap.

Shed 2.5m x 2m (8'2" x 6'7"): With shelving, workbench and electricity.





Special Features & Services

- Built 2019 and extends to 137m² approximately.
- A rated energy efficient home.
- Presented in excellent condition throughout.
- Gas fired heating with Vokra Vision 25s gas boiler and remote access.
- High-performance double-glazed windows with low u-value.
- Soladine 700w Photo voltaic solar panels.
- Walrus water pressure pump for suitable pressure to all water outlets.
- High levels of airtight insulation.
- Aeroco demand controlled ventilation system.
- Fitted intruder alarm.
- All blinds, carpets and curtains included.
- Superb onsite 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 fitted kitchen appliances.
- Off street parking for two cars on cobble lock drive with Zappi car charging unit.
- Overlooking green area to front and not directly overlooked to rear.
- Attic floored and shelved with pulldown ladder access.
- 9ft ceilings on ground floor.
- uPvc Soffit and fascia
- Hardwood thermo shield front door with 3 point locking system .
- Country manor brick façade with Portuguese limestone window surrounds and sills.
- Management fee to include refuse collection and estate maintenance €520 per annum approximately.
- Landscaped garden to rear with paved patio, raised planter beds, lawn and metal shed.
- 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, sporting and leisure facilities.
- Easy access to M7/N7 junction and the commuter train in Sallins with trains to Heuston and Connolly stations.





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 T junction by the square, then left, and number 6 will be on your right-hand side.

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