

For Sale

Asking Price: €399,000

Sherry
FitzGerald
O'Reilly



193 Aylmer Park,
Naas,
Co. Kildare,
W91 RP7K.

BER C2

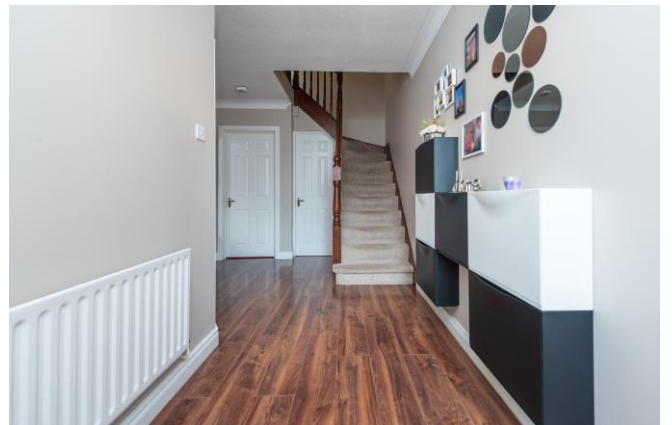
sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 193 Aylmer Park, a spacious 3 bedroomed semi-detached home located in a quiet cull de sac in the popular Aylmer Park residential estate. This is a bright and appealing family home which is brought to market in excellent decorative order throughout. This superb property has a spacious garden to side and rear, with a pergola covered patio and a new garden shed. The side garden area may offer potential for extension (subject to planning permission).

Aylmer Park is a family friendly estate, ideally located on the Monread Road. It is close to the exit for the M7/N7 and is short drive from the Arrow Rail station in Sallins. Aylmer Park is close to a host of amenities such as shops, schools, pub, leisure centre, cinema, crèche, cafes, GAA club and the Monread Park and playground.

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



Accommodation

Entrance Hallway 5.13m x 2.74m. (16'10" x 9'): The spacious hallway features a lovely new walnut laminate floor and carpet to stairs.

Sitting Room 5.4m x 3.68m (17'9" x 12'1"): Double doors from the hallway lead to the spacious sitting room, which has an impressive cast iron and tile fireplace with a mahogany surround, granite hearth and inset gas fire. The carpet floor runs through to the dining area.

Kitchen/Dining Room 5.44m x 4.3m (17'10" x 14'1"): The kitchen/dining room is a bright space to rear. The kitchen is fitted with a range of oak cabinets, with soft closing, which offer lots of storage. Included are a ceramic hob and oven and it is plumbed for both a dishwasher and a washing machine. The kitchen area has a tiled floor and splashback. From the dining area, sliding doors bring you to the patio outside.

Guest WC 1.63m x 0.875m (5'4" x 2'10"): With wc, wash basin and metro tiled splashback. Understairs storage space.

Landing 2.7m x 1.1m (8'10" x 3'7"): The landing has a carpet floor, attic access to part floored attic and hotpress off.

Bedroom 1 5.4m x 3.65m (17'9" x 12'): This is a very generous bedroom to the front, stretching the width of the house, with two windows ensuring it is a lovely bright space. It is a comfortable room with new carpet floor, tv point and fitted wardrobes.

En-Suite 1.7m x 1.7m (5'7" x 5'7"): The en-suite includes wc, wash basin and corner shower unit. It has tiled surrounds and linoleum floor.

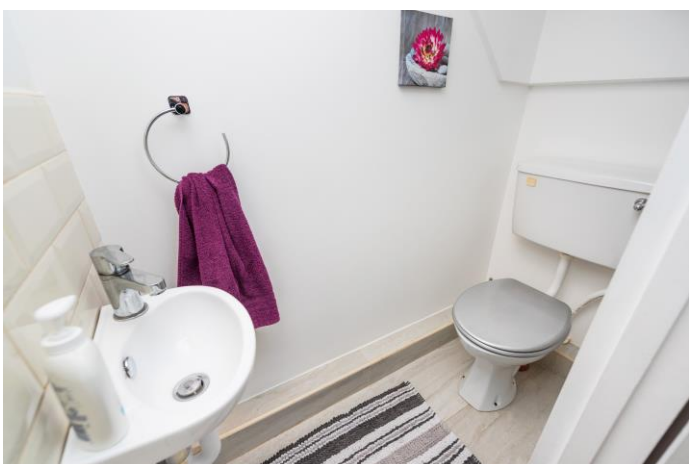
Bedroom 2 3.51m x 2.6m (11'6" x 8'6"): This is a sizeable double room with rear view and a new carpet floor.

Bedroom 3 2.74 x 2.49m (2.74 x 8'2"): A double room with rear aspect, it has a new carpet floor.

Family Bathroom 2.46m x 1.67m (8'1" x 5'6"): The bathroom comprises wc, wash basin and bath, with attractive mosaic tiled surrounds and a linoleum floor.

Outside To front the extended drive includes parking for three cars and gated side access. The spacious south facing garden to rear and side is in lawn with a raised bed filled with hydrangeas. There is a patio covered by a pergola and a block built shed with attractive tile façade (5m x 2.6m). Included are outdoor sockets and tap.





Special Features & Services

- Built circa 1998.
- Extends to a generous 99.5m² approximately.
- Family friendly home in a prime location.
- Low maintenance exterior finish.
- Gas fired central heating.
- Double glazed uPVC windows.
- uPVC fascia and soffits.
- Freshly painted throughout.
- New bedroom carpets and hall floor.
- Alarm system fitted.
- Gated side access.
- Parking for 3 cars offstreet.
- New block built shed to rear.
- Light fittings, carpets, curtains and some appliances included.
- All upstairs floorboards replaced.
- Spacious south facing rear garden with side area (2.85m wide) which may be suitable for extension (subject to planning permission).
- A short walk to amenities such as crèche, cinema, leisure centre, sporting facilities, school and shopping centre.
- Close access to the M7 motorway and the Arrow rail link in Sallins.

BER BER2, BER No. 111929535.





NEGOTIATOR

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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, around the green area and take the 7th left turn into a cul de sac. 193 will be at the end on the right.

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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