

# For Sale

Asking Price: €210,000

Sherry  
FitzGerald  
O'Reilly



2 Friary Court,  
Naas,  
Co.  
Kildare,  
W91 HP62.

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

BER F



Sherry FitzGerald O'Reilly are delighted to present to market 2 Friary Court, superb one-bedroom, ground floor apartment right in the heart of Naas town. Set in a small, gated development just off Friary Road, it is in a perfectly central but peaceful location. Friary Court offers off street parking and a communal garden. It is the ideal spot to easily avail of the fine selection of shops, restaurants, bars, entertainment and leisure facilities that Naas has to offer. It is just a few minutes' drive to the M7/N7 interchange and the Sallins Train station, and a short walk to the bus stop.

Accommodation in this spacious apartment comprises- entrance hall, living/dining room/ kitchen, double bedroom and bathroom.



## Accommodation

### **Entrance Hall** 5m x 1.16m (16'5" x 3'10"):

The hallway has a laminate oak floor, with hot press and cloakroom off.

**Living/Dining Room** 6m x 2.93m (19'8" x 9'7"): This is a bright and sunny room with three windows to front. It features a laminate oak floor and a tile fireplace with wooden surround and electric fire.

**Kitchen** 2.47m x 2.23 (8'1" x 2.23): The kitchen is open to the living/dining room and is fitted with a selection of oak cabinets with a breakfast bar and seating. Included are an oven and hob, fridge and washing machine, while underfoot, the floor is tiled.

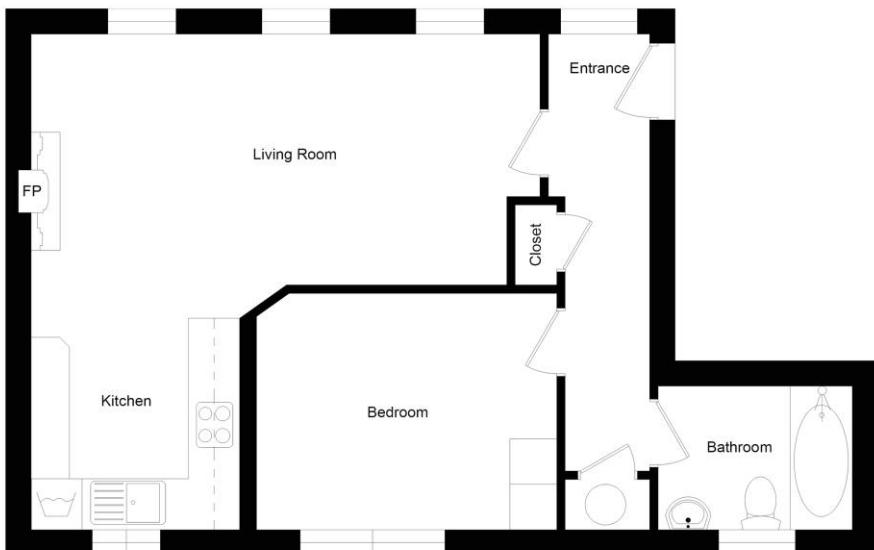
### **Bedroom 1** 3.61m x 2.71m (11'10" x 8'11"):

This is a double bedroom with view of the rear garden. It includes fitted wardrobe and dressing table, and it has an oak laminate floor.

**Bathroom** 2.13m x 1.63m (7' x 5'4"): The bathroom comprises a wc, wash hand basin and bath with electric shower. With a practical tiled floor, wall panels and Dimplex fan heater.



2 FRIARY COURT, FRIARY ROAD, NAAS, CO. KILDARE



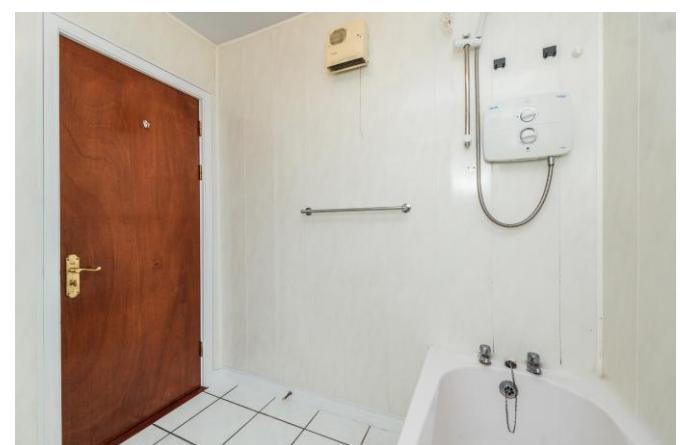
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### Special Features & Services

- Extends to 46m<sup>2</sup> approximately
- Off street gated parking.
- uPvc double glazed windows.
- Freshly painted throughout.
- Intercom system.
- Electric heating.
- All fitted kitchen appliances included.
- Communal green area to rear.
- All blinds and light fittings included.
- Management fee €1,311 per annum (including refuse, insurance and maintenance of public areas) .
- Within easy walking distance of Hospital, shops, restaurants, library, Theatre and the many leisure amenities of Naas town.
- Short drive to M7/N7 and Commuter rail service in Sallins. Bus service just a few minutes' walk from apartment.

**BER** BER F, BER No. 118905793





#### NEGOTIATOR

John O'Reilly  
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#### DIRECTIONS

Coming into Naas on the Dublin Road, take the left turn at Lawlers Hotel, onto Friary Road. Just after the accessories shop you will see the gate for Friary Court. Go through the gate and proceed to the building at the rear. Number 2 is the first door on the right inside the hallway.



**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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