

# For Sale

Asking Price: €349,500



2 The Stables,  
The Orchard,  
Naas, Co. Kildare,  
W91 WNY9.

BER A3

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

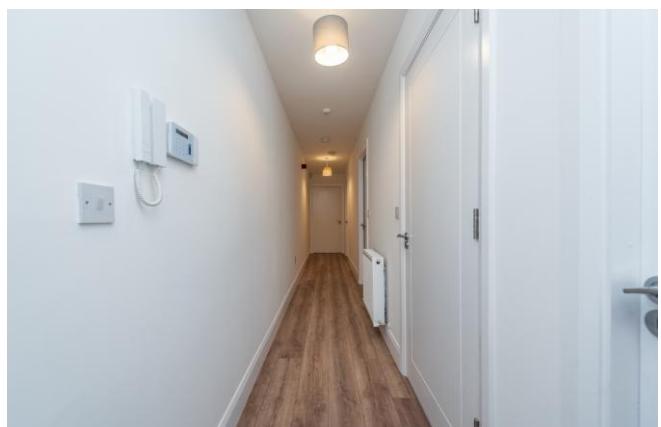


Sherry FitzGerald O'Reilly are delighted to present 2 The Stables, a spacious 2 bedroomeed ground floor apartment located in the in The Orchard. The Orchard is an exceptional new development set on the grounds of the historic Oldtown Estate of the De Burgh family situated on the Sallins Road in Naas. On the site of the previous Stables, this property was renovated in 2023 and benefits from modern construction and the latest technology in thermal insulation.

In a prime location, from here it is just a short walk to Naas town centre with its abundance of shops, restaurants, bars, hospital, theatre and sporting facilities. It enjoys close proximity to Grand canal walks, Monread Shopping Centre, leisure centre, Monread Park, local school and GAA club.

This home is ideally located for the commuter, as it is just a few minutes drive to the N7/M7 Junctions 9 and 9A or a twenty-five-minute walk to the Arrow Rail Station serving Heuston station and the Docklands.

Accommodation in this lovely home briefly comprises- hallway, kitchen/dining/living, 2 double bedrooms, bathroom and plantroom.



## Accommodation

**Hallway** 8.55m x 1.02m (28'1" x 3'4"): All rooms lead off the hallway which is floored in a wide plank oak laminate.

**Living Room/Kitchen** 7.03m x 5m (23'1" x 16'5"): A wonderfully light filled room of dual aspect, the Living area boasts a glazed door leading to a walled patio and a large window to side. The Living area features laminate flooring underfoot while the kitchen area is tiled in porcelain tile. The contemporary kitchen, with an array of shaker doors and soft close drawers is topped with a wonderful solid quartz worktop. The large peninsula offers seating and storage, with feature lighting above. The Kitchen is completed with an oven, induction hob, integrated dishwasher, washer/dryer and fridge freezer.

**Bedroom 1** 3.87m x 3.61m (12'8" x 11'10"): This is a bright double bedroom which has a glazed door leading to the patio. It is fitted with quality fitted wardrobes, tv point and oak laminate underfoot.

**Bedroom 2** 3.3m x 2.86m (10'10" x 9'5"): Bedroom two is a double room with fitted wardrobes and laminate floor.

**Bathroom** 2.81m x 1.79m (9'3" x 5'10"): The bathroom comprises a stylish suite of wc, vanity unit, a corner shower and a heated towel rail. With attractive tiling to floor and walls.

**Plant Room** 2.73m x 1.2m (8'11" x 3'11"): The plant room houses the heat pump and tank.

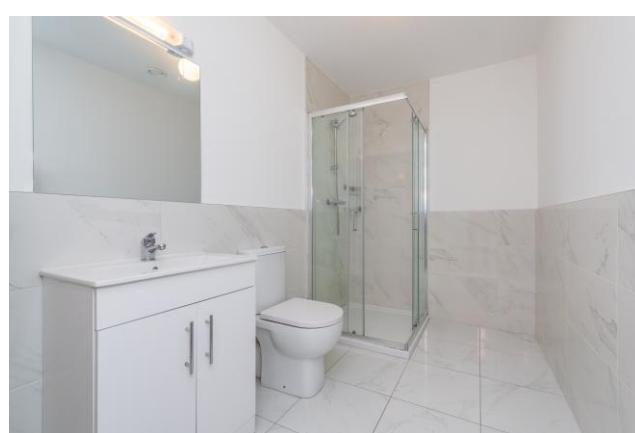




### Special Features & Services

- Renovated in 2023.
- Ground floor apartment in a quiet cul de sac.
- Extends to a spacious 67m<sup>2</sup>.
- Victorum exhaust Air heat pump for heating and hot water.
- Fitted alarm.
- Intercom system.
- Fire doors throughout.
- Includes all fitted appliances, light fittings and blinds.
- uPvc Double glazed windows and doors.
- Stylish bathroom with contemporary sanitaryware.
- Just four apartments in building with well-maintained communal areas.
- Management fee €1,671 per annum to include grounds maintenance and waste disposal.
- Designated parking space and lots of visitor parking spaces.
- A short walk to amenities such as Monread Shopping Centre, Monread Park, Canal towpath walks, GAA, Local school, leisure centre and sporting facilities.
- Easy walk to the bustling Naas town centre with its abundance of shops, boutiques, restaurants, bars, cinema and theatre.
- Bus stop for Maynooth, Leixlip and Blanchardstown just a few metres away.
- Close access to Junctions 9 and 9A of the M7 motorway.
- Just a 25-minute walk to the train station in Sallins with commuter trains to Heuston station and the Docklands.

**BER** BER A3, BER No. 116276189





#### NEGOTIATOR

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#### DIRECTIONS

From Main Street, Naas take the Sallins Road. After the Applegreen Service Station, continue straight, then take the next left, then left at the roundabout. Enter into The Orchard and follow the road, past the apartments, take the second left, follow the road past the walled garden then veer left and The Stables will be at the end of the cul de sac on the right hand side.

**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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