

# For Sale

Asking Price: €475,000

Sherry  
FitzGerald  
O'Reilly



130 Aylmer Park,  
Naas,  
Co. Kildare,  
W91 W52Y

BER C2

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



Sherry FitzGerald are delighted to welcome 130 Aylmer Park to the market. This a fine 4 bed roomed semi detached property situated in a quiet cul-de-sac in a family friendly estate, with large green areas.

It is ideally located off the Monread Road, adjacent to the exit for the M7/N7 and a short drive to 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.

Accommodation briefly comprises entrance hall, living room, family room, kitchen/dining area, guest wc, upstairs 4 bedrooms (main en-suite) and family bathroom.



## Accommodation

**Entrance Porch** With uPVC double glazed sliding door.

**Entrance Hallway** 5.50m x 1.78m (18'1" x 5'10"): The inviting hallway features a decorative tiled floor and carpet stairs.

**Guest WC** The guest wc is fully tiled with wc and whb.

**Living Room** 5.91m x 3.33m (19'5" x 10'11"): Stylishly presented room with feature fireplace with decorative cast iron insert with granite hearth and mahogany surround. With oak wooden floor and solid oak double doors to dining area.

**Kitchen/Dining Room** 5.703 x 5.679: The spacious kitchen has a range of fitted units with lighting and glass display presses offering an abundance of storage. There is an island unit with glass countertop and seating. The kitchen includes dishwasher, wine cooler, cooker and extractor fan. It has a tiled splashback and tiled floor. The spacious dining area has double French doors opening out to the rear garden.

**Utility Room** 2.590 x 1.868: The utility room has a tiled floor and sink with tiled splashback. It is plumbed for a washing machine and includes a small fridge, storage units and door to the rear garden.

**Family Room** 4.661 x 2.576: The family room has a large window overlooking the front and modern built-in TV unit and laminate wooden floor,

**Landing** With carpet floor, hotpress off and attic access.

**Bedroom 1** 5.058 x 3.001: The master bedroom overlooks the front has a laminate wooden floor, recess lighting and built-in wardrobes.

**En-Suite** 1.57 x 1.925: The en-suite is full tiled with wc, whb, heated towel rail and shower unit with fitted door.

**Bedroom 2** 3.126 x 2.603: Overlooking the front with laminate wooden floor and built-in wardrobes.

**Bedroom 3** 3.920 x 2.584: Double room to back with generous built-in wardrobe.

**Bedroom 4** 3.002 x 2.2667: Double bedroom overlooking the front with laminate flooring and built-in wardrobe.

**Bathroom** 1.879 x 1.708:

**Outside** Spacious driveway to the front with mature shrubs, ample carparking and gated side entrance.

The rear garden has a large decked area with pergola ideal for outdoor dining. It has a large cobblelock patio with raised flower bed and block built shed incorporating two separate units 3.2m x 2.37m and 3.09m x 3.74m.

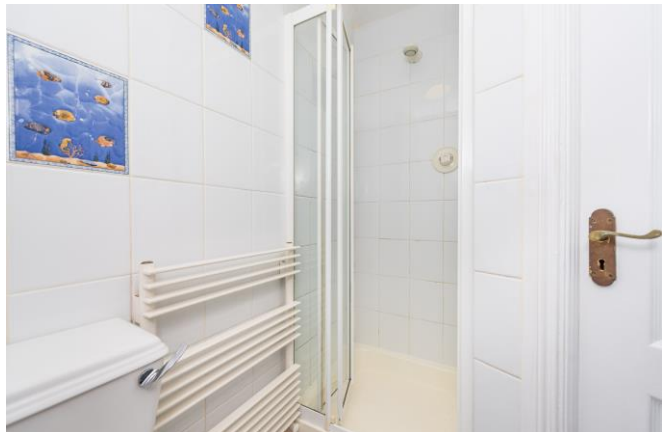




### Special Features & Services

- Built circa 1995.
- Extends to 130m<sup>2</sup> approximately.
- Family friendly home in a prime location.
- uPVC double glazed windows.
- Natural gas central heating.
- Ample off street parking.
- Includes cooker, dishwasher, wine cooler and extractor fan.
- Carpets, blinds and some light fittings included.
- Spacious rear garden in lawn with decking, patio, shrubs and block built shed.
- Upvc fascia and soffits.
- Beside large green area. A short walk to amenities such as school, crèche, Monread Park, cinema, leisure centre, sporting facilities and Monread Shopping centre.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.

**BER** BER C2, BER No. 117382218





### NEGOTIATOR

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### DIRECTIONS

Proceed down the Monread Road passing Woodies etc. on the right. 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. Turn into Aylmer Park and drive to the end of the road follow the road around to the right, then straight on and 130 Aylmer is 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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