

# For Sale

Asking Price: €290,000

**Sherry  
FitzGerald**  
O'Reilly



12A Maryfield Court,  
Monread Road,  
Naas,  
Co. Kildare,  
W91 ND66.

**BER D1**

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





Sherry FitzGerald O'Reilly presents 12A Maryfield Court, a distinguished 2 bedroomed residence nestled within a much sought-after, secure gated community just off the Monread Road in Naas. This is an exceptionally bright and generously proportioned first-floor apartment with an expansive balcony to the rear, offering the perfect space for relaxation.

The property is conveniently situated within walking distance of Monread Shopping centre, Monread Park, local shops, school, creche, leisure centre, cinema and GAA. For commuters, the property boasts effortless access to the M7/N7 motorway and the Arrow rail link in Sallins.

Accommodation in this beautifully presented home briefly comprises hallway, living /dining room, kitchen, 2 double bedrooms (one en-suite) and bathroom. Large balcony outside.

Viewing is highly recommended.



## Accommodation

**Hallway** The hallway is floored in an engineered oak and it has a storage press off.

**Living/Dining Area** 9.31m x 4.34m (30'7" x 14'3"): This is a wonderfully spacious room of dual aspect. It features a stone fireplace with inset electric fire and a granite hearth, with an oak floor underfoot.

**Kitchen** 2m x 1.32m (6'7" x 4'4"): An archway from the living area brings you to the kitchen. The kitchen has a range of shaker style cabinets with a tiled splashback and tiled floor. It includes a ceramic hob, oven, washing machine, microwave and fridge freezer.

**Bedroom 1** 4.61m x 3.62m (15'1" x 11'11"): This is a very spacious double room with French doors to the balcony overlooking the green area. It boasts quality fitted wardrobes, a superb chandelier and a recently fitted wideplank laminate floor.

**En-Suite** 2.61m x 2.34m (8'7" x 7'8"): This is a large en-suite of wc, wash basin, corner shower unit and a bath, with attractive tiling to floor and walls. It includes a tumble dryer.

**Bedroom 2** 3.71m x 3.37m (12'2" x 11'1"): Bedroom 2 is a generous double room with French doors to the balcony. It includes built in wardrobes and laminate floor.

**Bathroom** 1.63m x 1.63m (5'4" x 5'4"): The bathroom is fully tiled and fitted with a suite of wc, wash basin and shower cabinet with electric shower.

**Balcony** 7m x 1.94m (23' x 6'4"): The large balcony is the perfect spot for a sunny morning coffee or evening barbeque. It can be accessed from both bedrooms and the living room.







### Special Features & Services

- Extends to 93m<sup>2</sup> approximately.
- Built circa 2006
- Very private balcony accessed from living room and bedrooms.
- Lift and stairs access.
- Storage and electrical heating.
- Curtains, light fittings and appliances included.
- All appliances included.
- Fitted alarm.
- Double glazed windows.
- Well maintained development with landscaping, green areas and lots of parking.
- Electric gated entrance.
- Management fee €2,250 pa approximately to include refuse and maintenance.
- Within walking distance of Naas town centre, local Primary school, Monread Park and Monread shopping centre.
- Easy access to Arrow rail link in Sallins and just 2 minutes' drive to the N7/M7.

BER BER D1. BER No. 107951717







#### NEGOTIATOR

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#### DIRECTIONS

From Naas follow the Dublin Road, taking the left turn at the second roundabout. Pass the retail park, going straight on the roundabout. Take the first right turn into Maryfield Court. Number 12 is in block A, the one on the left.

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