

**FOR SALE BY PRIVATE TREATY**

PSRA Reg No.001536



**SUPERB 2 BEDROOM FIRST FLOOR APARTMENT**

**13 OAKGLADE HALL,  
CRADDOCKSTOWN,  
NAAS,  
CO. KILDARE**

**GUIDE PRICE: € 195,000**





## DESCRIPTION

Oakglade Hall is a modern residential development of 56 apartments in 7 blocks set behind electric gates with landscaped area and car parking. Situated in an excellent central location only a short walk from the Main Street, shops, pubs, restaurants, banks adjacent to a Centra convenience store, pharmacy and Ballycane Church. The apartment contains c.800 sq. ft. (c.74 sq. m.) of accommodation with 2 bedrooms, livingroom, kitchen/diningroom, bathroom, ensuite, benefiting from PVC double glazed windows and electric heating.

Naas offers a wealth of shopping with Tesco, Harvey Norman, Boots, Powercity, Lidl, Aldi, Currys, B & Q, Heaton's, Woodies, to name a few. Local amenities include GAA, rugby, soccer, tennis, hockey, basketball, leisure centres, swimming, horse-riding, golf and horse racing in Naas, Punchestown and the Curragh. Commuters have the benefit of the bus route, N7 3 lane dual carriageway to Dublin and train service from Sallins.



## ACCOMMODATION:

Entrance Hall:	4.58m x 1.79m	With wooden floor, recessed lights and storage closed.
Livingroom:	4.72m x 3.81m	With French doors, wooden floor and wall lights.
Kitchen/Diningroom:	2.78m x 3.85m	With wooden floor, built-in ground and eye-level presses, electric oven, electric hob, extractor unit, plumbed, s.s. sink unit and shelving.
Bedroom 1:	4.92m x 2.9m	With wooden floor.
Ensuite:		With shower, w.c., w.h.b., and tiled floor.
Bedroom 2:	3.14m x 2.96m	With wooden floor.
Bathroom:		With w.c., w.h.b., bath with shower attachment, fully tiled floor and walls.

## SPECIAL FEATURES

- PVC double glazed windows.
- Electric heating.
- Car-parking.
- Private development with electric gates.
- Landscaped open areas.
- C.800 sq. ft. of accommodation.
- 2 bedrooms 2 bathrooms.
- Kitchen/Diningroom and Livingroom.
- Excellent location.

## OUTSIDE:

Access via electric gates to a semi circle of seven Blocks looking out onto a landscaped open area  
With ample car-parking.

## SERVICES:

Mains water, mains drainage, electricity and electric heating.

## SOLICITORS:

James Cody & Co., The Parade, Bagnelstown,  
Co. Carlow.

## MANAGEMENT CHARGE:

€1,075.00 P.A.

BER: G

BER NO: TBC

PRICE: €195,000

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