

For Sale

Asking Price: €290,000

**Sherry
FitzGerald**
O'Reilly



17 Ornamental Gardens,
Oldtown Demesne,
Naas,
Co. Kildare,
W91 XK85.

BER B2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market 17 The Ornamental Gardens, a bright and spacious 2 bedroomed first floor apartment. Located in the much sought after Oldtown Demesne estate, Number 17 is brought to market in excellent decorative order throughout. This home enjoys views over the local playing fields and is set in meticulously maintained grounds with an abundance of green space, mature trees, shrubs and perennials.

The Ornamental Gardens enjoy close proximity to the Monread Shopping Centre, leisure centre, Monread Park and GAA club. It's just a short walk to Naas town centre with its many shops, restaurants, bars, hospital, theatre and sporting facilities. It is ideally located for the commuter, as it is just a few minutes' drive to the N7/M7 Junction 9a and a twenty five minute walk to the Arrow Rail Station serving Heuston station and the Docklands. At the estate entrance the bus services include buses to Maynooth, Leixlip and Blanchardstown.

Accommodation in this lovely home briefly comprises hallway, living /dining / kitchen, 2 double bedrooms (one en-suite) and bathroom.



Accommodation

Entrance Hallway 8.95 x 1.17m (8.95 x 3'10"): The hall is floored in a warm walnut laminate and has both a hotpress and storage closet off (1.18m x 0.7m).

Living /Dining Area 5.7m x 4m (18'8" x 13'1"): This is a light filled, spacious room with a large window and glazed door which leads to the balcony. The living room features an inset gas fire, tv point and walnut laminate floor. It is open to the kitchen.

Balcony 4m x 1.8m (13'1" x 5'11"): The south facing balcony is a lovely private spot to relax. It overlooks the nearby playing fields.

Kitchen 6m x 2.2m (19'8" x 7'3"): The kitchen is off the Living room. It boasts an array of oak shaker style cabinets with a quality granite worktop and a tile splashback. It includes dishwasher, induction hob, double oven, microwave, washing machine and fridge freezer. It is finished with a porcelain tiled floor.

Bedroom 1 4.3m x 3.54m (14'1" x 11'7"): This is a generous double bedroom with fitted wardrobes, tv point and a plush carpet floor.

En-Suite 2.04m x 1.53m (6'8" x 5'): The en-suite has been fully tiled in attractive porcelain tiles. It includes a wall hung wash basin and wc with hidden cistern, and a quadrant shower with attractive mosaic tiled shower niche.

Bedroom 2 4.3m x 3.12m (14'1" x 10'3"): This is a roomy double with fitted Sliderobes and carpet floor.

Bathroom 2.4m x 2m (7'10" x 6'7"): The bathroom comprises a wall hung wc and wash hand basin, a jacuzzi bath with overhead shower and heated towel rail. It is beautifully tiled to floor and walls.





Special Features & Services

- Built circa 2007.
- Located in a highly desirable development on the Sallins Road.
- Extends to a spacious 90m2 approximately.
- Designated parking.
- Gas fired central heating.
- Alarm system.
- uPVC double glazed windows.
- Large balcony looking over playing fields.
- Beautifully landscaped communal green areas.
- Management fee €1850 per annum approximately to include refuse, grounds maintenance and weekly cleaning of communal reception areas.
- All blinds, light fittings and appliances included.
- Alarm system fitted.
- Intercom system.
- A short walk to amenities such as Monread Shopping Centre, local Park, leisure centre, sporting facilities, schools and crèche.
- Within walking distance of Naas Town centre with its selection of shops, boutiques, restaurants, cinema and theatre.
- Close access to Junctions 9 and 9A of the M7 motorway
- Bus stop at estate entrance.
- Just a 25-minute walk to the Arrow rail link in Sallins with commuter trains to Heuston station and the Docklands.





NEGOTIATOR

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DIRECTIONS

From Naas town take the Sallins Road. After The Crossings Garage take the left turn into Oldtown Demesne. Follow the main road around to the left, bear right then drive towards the end of the road. Take the left into Ornamental Gardens. Number 17 is situated in the block of apartments facing you on the far side of the lawns.

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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