

For Sale

Asking Price: €365,000

Sherry
FitzGerald
O'Reilly



2C Garden Apartments,
Devoy Quarter,
Naas, Co. Kildare,
W91 RR92.

BER C1

sherryfitz.ie

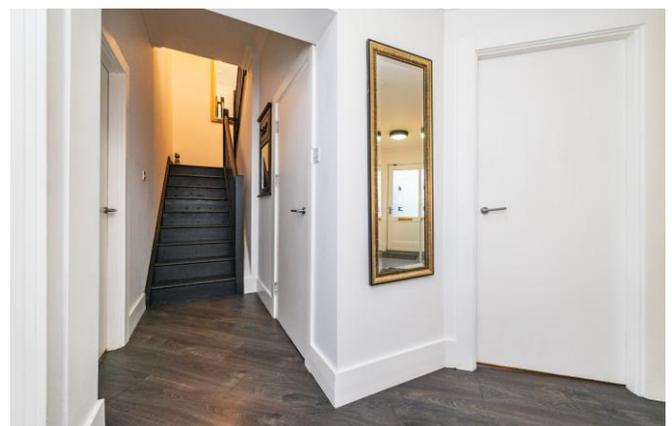


Sherry FitzGerald O'Reilly are delighted to welcome you to 2C Garden apartments, a spacious 3 bedrooomed property located in the highly sought after Devoy Quarter in Naas. Set over two levels, this is a light filled home which enjoys a spacious and private south facing roof terrace. With stylish décor throughout, it offers a contemporary kitchen and a beautifully designed Sitting room.

Set within the grounds of the award-winning Osprey hotel and leisure centre, this home is within easy walking distance of the main street of Naas with its fine selection of shops, restaurants, bars and leisure amenities. It is the perfect location to access the tow path walks of the Grand canal and is close to playing fields, skatepark and playground. For the commuter, it's a five-minute drive to Junctions 9A or 10, while the commuter train in Sallins is just ten minutes away.

Accommodation in this superb apartment comprises – entrance hall, sitting room, kitchen, bathroom, two double bedrooms. Upstairs – landing, bedroom and roof terrace outside.

This apartment offers a superb opportunity to acquire a spacious and well-presented home in a prime location.



Accommodation

Entrance hall The entrance hall is laid with a dark oak laminate floor. It has a hotpress off and two storage closets (0.7m x 0.625m) and (1.84m x 0.7m).

Sitting Room 5.78m x 4.43m (19' x 14'6"): This is a large, sophisticated and inviting room featuring a stunning custom-built media and shelving unit which integrates a contemporary electric fire. The elegant wall panelling is complimented by the oak laminate flooring laid in a classic herringbone pattern. With understairs storage off (2m x 1.22m).

Kitchen 4.2m x 3.3m (13'9" x 10'10"): This is a lovely bright space of dual aspect. It is fitted with a fine selection of cream cabinets with modern brass handles and topped with a granite counter. It includes a peninsula with a wine rack, storage and seating. Included are the ceramic hob, double oven, dishwasher, microwave and fridge freezer. A dedicated utility cabinet offers a washing machine and a tumble dryer. The splashback is tiled and the room is completed with an attractive oak laminate floor.

Bedroom 2 3.91m x 3.11m (12'10" x 10'2"): Bedroom 2 is a spacious double room with a carpet floor, TV point, fitted shelving and wardrobes.

Bedroom 3 4.44m x 3.88m (14'7" x 12'9"): Currently used as a study, this is a double room with fitted bookcases and carpet floor.

Bathroom 2.92m x 2.24m (9'7" x 7'4"): The bathroom is fitted with wc, wash basin and bath and is fully tiled to floor and walls.

Upstairs

Landing 2.1m x 2.1m (6'11" x 6'11"): The landing is floored in oak laminate and has a glazed door to the roof terrace.

Bedroom 1 6.65m x 4.32m (21'10" x 14'2"): This is a very generous bedroom of dual aspect with French doors to the roof terrace and an impressive floor to ceiling apex window, ensuring it is full of light. It includes a carpet floor and extensive fitted wardrobes.

En-Suite 3.08m x 1.08m (10'1" x 3'7"): The ensuite comprises a wc, wash hand basin, storage press and a power shower, with tiling to floor and shower.

Roof terrace This is a large south facing terrace with decking. It is a very private area, and the perfect spot for relaxing or entertaining.

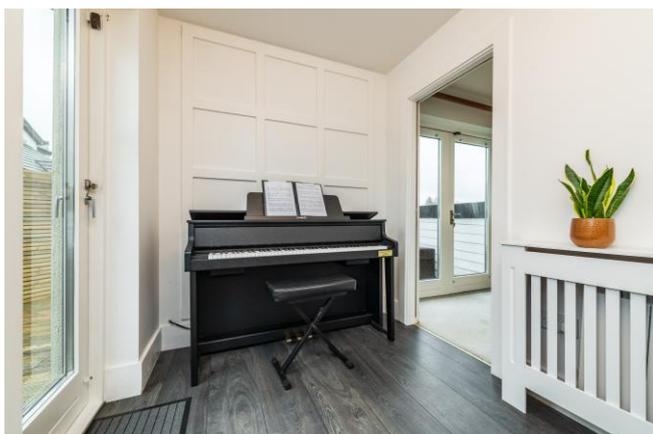


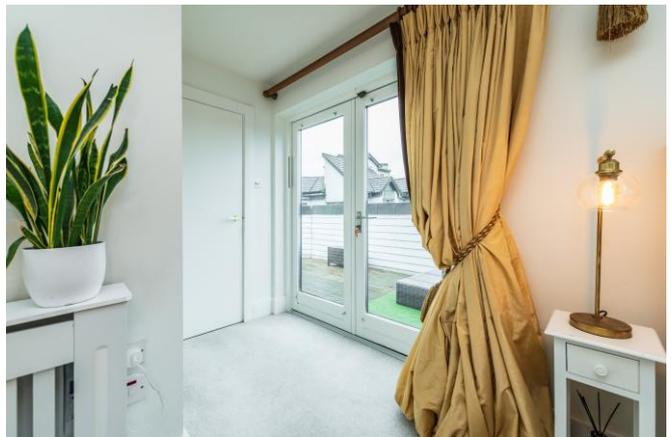


Special Features & Services

- Built circa 2002.
- Extends to 113m² approximately.
- Own entrance staircase and front door.
- Gated complex.
- Fitted alarm system.
- Landscaped communal grounds.
- Hardwood double glazed windows.
- High output electric heating with smart timers.
- 2 designated parking spaces.
- All light fittings, carpets, curtains, blinds and listed appliances included.
- Fire doors throughout.
- Large roof terrace.
- Intercom system.
- Management fee €1,526 per annum (including refuse, insurance and maintenance of public areas).
- Situated in the grounds of the award-winning Osprey Hotel, Spa and Leisure Centre.
- Within walking distance of Naas town centre with its many restaurants, bars, boutiques, theatre, hospital, schools and leisure amenities, and close to the tow path walks of the Grand Canal.
- Short drive to M7/N7 at Junction 9A or 10 and the Commuter rail service in Sallins with trains to Heuston Station and the Docklands.
- Bus service just minutes from apartment.

BER BER C1 BER No. 118605252.







NEGOTIATOR

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DIRECTIONS

From Main Street, Naas, take the Newbridge Road and proceed until the traffic lights at Swan Dowlings. Turn left. Proceed to the roundabout and take the second exit. Follow this road, taking the third right turn. See electric gates and park. Apartment 2C is in the block on the left 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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