

# For Sale

Asking Price: €275,000

Sherry  
FitzGerald  
O'Reilly



1A Maryfield Court,  
Monread Road,  
Naas,  
Co. Kildare,  
W91 N996.

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

BER C1



Sherry FitzGerald O'Reilly are delighted to introduce 1A Maryfield Court, a beautiful one-bedroom apartment situated in one of Naas's most sought-after gated communities. Located just off the Monread Road, this ground-floor home boasts light filled interiors and generous proportions, combined with an expansive southeast facing terrace seamlessly extending from the living area.

The property is conveniently situated within walking distance of Monread Shopping centre, Globe retail Park, Monread Park, local shops, leisure centre, cinema and GAA. For the commuter, this home boasts effortless access to the M7/N7 motorway and the commuter rail line in Sallins.

Accommodation in this beautifully presented home briefly comprises- hallway, living/dining room, kitchen, bedroom, storeroom and bathroom. Outside – terrace.



## Accommodation

**Hallway** 3.1m x 2.45m (10'2" x 8'): The hallway boasts a wooden floor and both hotpress and storeroom off.

**Living/Dining Room** 6.72m x 4.03m (22'1" x 13'3"): This is a wonderfully spacious, light filled room with French doors leading to the terrace outside. It features a granite fireplace with wooden surround and inset electric fire, and it enjoys a solid wooden floor underfoot.

**Kitchen** 2.52m x 2.42m (8'3" x 7'11"): An archway from the Dining area brings you to the kitchen. The kitchen has been recently refurbished. It offers a range of shaker style cabinets in a lovely sage green hue with a tiled splashback and tiled floor. It includes a ceramic hob, oven, washing machine, and integrated fridge freezer

**Bedroom 1** 5.82m x 3.54m (19'1" x 11'7"): This is an exceptionally large double room with French doors to the balcony overlooking the green area. It boasts quality fitted wardrobes and a new quality carpet floor.

**Bathroom** 2.46m x 1.85m (8'1" x 6'1"): The bathroom comprises a suite of wc, wash basin and bath with overhead shower, with attractive tiling to walls and floor.

**Storage Room** 1.83m x 0.73m (6' x 2'5"): Located off the hallway, it has a wooden floor.

**Balcony** 7.58m x 1.95m (24'10" x 6'5"): The large, decked terrace is the perfect spot for a sunny morning coffee or evening barbeque. It can be accessed from both the bedroom and the living room.





### Special Features & Services

- Extends to 70.4m<sup>2</sup> approximately.
- Built 2004
- New ATC iLifestyle wifi smart electric thermal radiators.
- Double glazed hardwood windows.
- Curtains, carpet, light fittings and listed appliances included.
- New water pump installed.
- Freshly painted throughout.
- New decking timber on the terrace.
- Kitchen cabinets recently refurbished.
- Well maintained development with landscaping, green areas and lots of parking.
- Electric gated entrance with intercom system.
- Management fee €2,259 approximately per annum to include refuse and maintenance.
- Easy walking distance to Monread Shopping Centre, Globe retail park, Monread Park, leisure centre and cinema.
- Within walking distance of Naas town centre with its selection of shops, boutiques, restaurants, bars and theatre.
- Easy access to commuter rail line in Sallins with trains to Heuston and Connolly Stations, and it is just a 2-minute drive to the N7/M7.





#### NEGOTIATOR

Catherine  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

#### 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 1A is in block A, the one on the left.

**BER** BER C1, BER No. 119442671.

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