

For Sale

Asking Price: €275,000

Sherry
FitzGerald
O'Reilly



10 Beasley House,
Punchestown Gate,
Naas, Co Kildare,
W91 E924.

BER D2

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 10 Beasley House, a spacious ground floor, 2 bedroomed apartment in Punchestown Gate. Punchestown Gate is a small, established development enjoying a prominent position just off the Dublin Road in Naas.

Punchestown Gate is in a prime location, just a five-minute stroll from the heart of Naas, offering easy access to the town's many boutiques, restaurants, shops, sporting facilities and bars and amenities like the Naas hospital and theatre. Access to the M7 is just over 2 km away, and the commuter rail line in Sallins is less than 10 minutes drive.

Accommodation in this superb apartment comprises - entrance hall, living/dining/kitchen, two double bedrooms and bathroom.



Accommodation

Entrance Hallway 3.61m x 2.6m (11'10" x 8'6"): All rooms are accessed from the hallway. It is floored in an oak laminate and has both a hot press off and a large storage press (1.61m x 0.74m) with sockets.

Living/Dining Room 6m x 3.44m (19'8" x 11'3"): This is a bright and spacious room of dual aspect. It features a tile fireplace with wooden surround and a cast iron wood burning stove and is open to the kitchen.

Kitchen 2.73m x 2.67m (8'11" x 8'9"): The kitchen is fitted with a selection of shaker style cabinets and drawers with a tile splashback and tile floor. Included are a ceramic hob, oven, washer/dryer and integrated fridge freezer.

Bedroom 1 3.97m x 3.45m (13' x 11'4"): This generous double bedroom has been fitted with a range of Sliderobes. It has a carpet floor.

Bedroom 2 3.57m x 2.36m (11'9" x 7'9"): This is a double bedroom fitted with Sliderobe storage and a carpet floor.

Bathroom 2.34m x 2m (7'8" x 6'7"): The bathroom is tiled in large format porcelain tile. It comprises a wc, vanity, walk in shower unit with a Triton Touch shower, heated towel rail and an LED mirror.

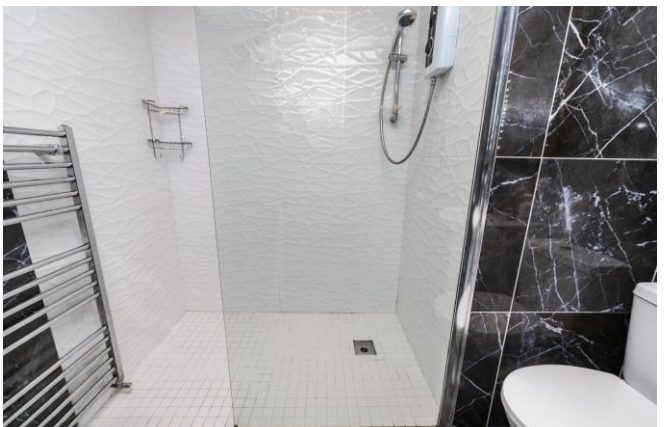




Special Features & Services

- Built circa 1989.
- Extends to 62m² approximately
- Ground floor apartment.
- Designated and visitor parking.
- uPvc Double glazed windows.
- Intercom system.
- Well-maintained communal areas.
- Electrical heating.
- Curtains and light fittings included.
- Listed kitchen appliances included.
- Short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Short drive to Junction 9 of the N7/M7 and the Arrow rail line in Sallins.
- Bus stop for service to Dublin close by.
- Management fees €1,836 per annum including refuse, grounds and communal areas maintenance, plus sinking fund.

BER BER D2, BER No. 110249919





NEGOTIATOR

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DIRECTIONS

From Naas town centre, take the Dublin Road, passing the Applegreen service station. Just before the second set of traffic lights, take the right turn, and you will see Punchestown gate on the left. Enter the development and Apartment 10 is in the building 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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