

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Reilly



5 The Spruce,
Rathvoy Park,
Naas,
Co. Kildare,
W91 FRC6.

BER A2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 5 The Spruce, Rathvoy Park, Naas, a contemporary duplex home, offering a perfect blend of modern design and convenient living in the heart of Naas.

This stunning property features two spacious double bedrooms; each bathed in natural light thanks to expansive windows and glazed doors. It features patios accessible from both downstairs rooms, and a charming balcony off the main bedroom upstairs. Designed for comfort and efficiency, this home features a highly efficient heat pump for heating and advanced air filtration.

Rathvoy Park is a recent development comprising 172 homes, all perfectly positioned around a central landscaped open space, fostering a strong sense of community. For families, an on-site crèche is a wonderful convenience.

Ideally situated in a prime area of Naas, this home is within easy walking distance of the Main Street with its selection of shops, restaurants, bars, and leisure amenities. Close by are tow path walks of the Grand Canal, playing fields, skatepark, playground, leisure centre and the Osprey Hotel.

For commuters, Junctions 9A or 10 of the M7 motorway are just a five minute drive away, providing easy access to Dublin and beyond, and the commuter train station in Sallins is a ten minute' drive.

Accommodation in this very spacious duplex comprises entrance hall, guest wc, living room, kitchen, plant room/utility. Upstairs 2 double bedrooms (one en-suite) and bathroom.



Accommodation

Entrance Hallway 3.72m x 2.53m (12'2" x 8'4"): The entrance hall floor is laid in an oak laminate with carpet to the stairs.

Living Room 4.76m x 4.54m (15'7" x 14'11"): This is a large comfortable room, full of natural light from the southwest facing window and glazed door to the paved patio outside. It features a laminate oak floor underfoot and a stylish light pendant overhead

Kitchen/Dining Room 4.17m x 3.24m (13'8" x 10'8"): The kitchen is fitted with a range of sleek handleless cabinets with soft close drawers, and a tile splashback. The appliances included are a ceramic hob, oven, microwave, integrated dishwasher and fridge freezer. It is a bright space with door to the paved patio where you will find a flower bed planted with lavender, agapanthus and buxus.

Guest WC 2.11m x 1.18m (6'11" x 3'10"): Off the hallway, the wc has a tiled floor and splashback. It is fitted with a wall hung wash basin and a wc.

Plant Room/Utility 2.43m x 2.1m (8' x 6'11"): This houses the heat pump, expansion tanks, Aquabank, water heaters and a Zanussi washer /dryer.

Upstairs

Landing 3m x 2.63m (9'10" x 8'8"): With carpet floor.

Bathroom 2.11m x 2.06m (6'11" x 6'9"): The streamlined bathroom comprises a wall hung vanity, hidden cistern wc, heated towel rail and bath. The room has been fully tiled.

Bedroom 1 4.8m x 4.12m (15'9" x 13'6"): Bedroom 1 is a generous double room, with a selection of fitted wardrobes and oak laminate floor. It boasts a large balcony off (4.44m x 1.75m).

En-Suite 2.13m x 1.22m (7' x 4'): The en-suite features attractive floor to ceiling tiling and includes a wall hung vanity, wc, shower unit, and a heated towel

Bedroom 2 4.66m x 3.33m (15'3" x 10'11"): Overlooking the green area, this is a double bedroom with fitted wardrobes and oak laminate floor.

Storage Room 2.23m x 1.25m (7'4" x 4'1"): With laminate floor.





Special Features & Services

- Built circa 2023.
- Extends to 100m² approximately.
- High efficiency exhaust heat pump for heating and ventilation.
- Intercom system.
- Ground floor entrance.
- Entryway shared with just 4 apartments.
- Fire doors throughout.
- uPvc double glazed windows.
- Facing onto central landscaped open space.
- On site creche.
- Communal bike sheds and storage bins.
- All blinds, most light fittings and fitted appliances included.
- Management fee €1,400 per annum approximately (includes insurance and maintenance of public areas).
- Beside the award-winning Osprey Hotel, Spa and Leisure Centre complex.
- 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 close by.



BER BER A2, BER No. 116685058





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 third exit. Take the second left into Rathvoy Park. Park and walk through walkway, following the signs for the Spruce. It will be the 10th block on your 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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