

# For Sale

Asking Price: €498,000

Sherry  
FitzGerald  
O'Reilly



7 Oldtown Close,  
Naas,  
Co. Kildare,  
W91 WK3R.

BER C3

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



Sherry FitzGerald O'Reilly are delighted to introduce you to 7 Oldtown Close, a superb four-bedroomed detached home located in a quiet cul-de-sac off the Sallins Road in Naas. This spacious home is beautifully presented and is in excellent decorative order throughout. It offers versatile reception rooms and a superb back garden in lawn bordered by beds packed with shrubs and with a sunny paved patio.

Situated in a family friendly area, with Monread Park on the doorstep, it is a short stroll to the local primary school, creche, GAA and the Monread Shopping Centre. It is just 20 minutes' walk from the centre of Naas town with all of its restaurants, boutiques, bars, shops and leisure amenities. Perfectly located for the commuter, it is less than 5 minutes' drive to both junctions 9 and 9a of the M7/N7 and the Arrow rail link at Sallins is just 20 minutes' walk away.

Accommodation in this fine property briefly comprises- entrance hall, sitting room, living room, kitchen/dining room and guest wc, Upstairs there are four bedrooms (one ensuite) and a family bathroom.



## Accommodation

**Entrance Hall** 4.23m x 2.8m (13'11" x 9'2"): The bright and welcoming hallway has a tile floor with carpet to stairs. It includes custom understairs storage and a radiator cover.

**Sitting room** 4.94m x 3.81m (16'2" x 12'6"): The delightful sitting room boasts a solid wooden floor and features a cast iron fireplace with wooden surround, granite hearth and open fire. This sunny room, with a large window to front, offers both wall and centre lighting and double doors leading to the dining area.

**Living room** 4.77m x 2.4m (15'8" x 7'10"): The cosy living room has solid wooden floor. This is a versatile room to front which could be used as a fifth bedroom.

**Kitchen/Dining room** 6.77m x 3.2m (22'3" x 10'6"): Spacious kitchen/dining room fitted with a fine selection of cream Shaker style cabinets topped with an oak counter and upstand and with classic touches such as the Belfast sink and the Flavel range cooker. The range is a 7 burner dual fuel cooker with two ovens, grill, and warming drawer. The kitchen is also equipped with an integrated dishwasher, microwave, wall mounted extractor and side by side fridge and freezer. From the dining area, sliding doors lead to the paved patio.

**Utility room** 2.4m x 1.41m (7'10" x 4'8"): The utility has been fitted with lots of storage cabinets and worktop with a tile floor. It includes a washing machine, tumble dryer, gas boiler and back door to garden.

**Guest WC** 1.52m x 0.86m (5' x 2'10"): Located just off the entrance, it comprises WC, wash hand basin and tiled floor.

## Upstairs

**Landing** 3m x 2.8m (9'10" x 9'2"): The landing has a carpet floor and a hotpress off. With ladder stairs to attic.

**Bedroom 1** 3.82m x 3.74m (12'6" x 12'3"): This bright and generous double bedroom overlooks the front garden. It benefits from a large selection of fitted wardrobes which include shelving and pull down rails and it has an oak floor.

**Ensuite** 2.4m x 0.95m (7'10" x 3'1"): With wc, wash basin and shower unit, there is tiling to floor and surrounds.

**Bedroom 2** 3.26 x 2.4m (3.26 x 7'10"): This double bedroom with rear aspect has an oak floor.

**Bedroom 3** 3.22m x 2.4m (10'7" x 7'10"): With rear views, this double bedroom includes fitted wardrobes and an oak floor.

**Bedroom 4** 2.93m x 2m (9'7" x 6'7"): With front view, this is a single bedroom with an oak floor.

**Family Bathroom** 2.1m x 1.75m (6'11" x 5'9"): The family bathroom combines wc, wash basin and bath with a triton electric shower overhead. The floor and surrounds are tiled, and it includes built in shelving.





### Special Features & Services

- Built circa 1995.
- Extends to a generous 124m2 approximately.
- Family friendly home in a prime location.
- Gas fired central heating.
- uPvc double glazed windows.
- Lovely garden to rear, in lawn with paved patio, flowering shrubs, specimen trees and climbers, with gated entrances on both sides.
- Upvc fascia and soffits.
- Low maintenance brick and dash exterior.
- Fitted alarm system.
- Drive to front with parking for two cars off street.
- All carpets, blinds, appliances and curtains included.
- Easy access to M7/N7 and a 20 minute walk to the Arrow rail link in Sallins with trains to Heuston and the IFSC. Five minute walk to bus stop with buses to Maynooth and Blanchardstown.
- A short walk to the Monread Shopping Centre, Monread Park, leisure centre, GAA , cinema and local primary school.
- Within walking distance of the centre of Naas town with its array of shops, restaurants and sporting facilities.





- **Outside** The front garden is in lawn, with flower beds packed with spring bulbs and planting including silver birch and corkscrew hazel trees. There is off street parking for 2 cars in the drive. To the rear the spacious garden is a peaceful, leafy spot. It boasts a lawn and large slate patio. It is packed with an array of climbers and shrubs, including laurel, rhododendron and bergenia to name a few. It includes a wooden shed, outdoor tap and gated access on both sides.



#### NEGOTIATOR

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

#### Directions

From Naas, head out the Sallins Road, passing the entrance to Naas GAA on the left take the next available right-hand turn. Continue straight and take the second left hand turn onto Oldtown Close. Number 7 is down on the left hand side.

**BER** BER C3, BER No. 117235051

**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.

PSRA Registration No. 001057