

For Sale

Asking Price: €329,000



16B Maryfield Court,
Monread Road,
Naas,
Co. Kildare,
W91 RY83.

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Sherry FitzGerald O'Reilly are proud to present 16B Maryfield Court, an elegant 2 bedoomed residence set within an exclusive gated community just off the Monread Road in Naas. Bathed in natural light, this penthouse-level apartment is defined by its generous proportions and airy, open atmosphere.

The property is conveniently situated within walking distance of Monread Shopping centre, Globe retail Park, Monread Park, local shops, school, creche, 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, 2 double bedrooms (one en-suite) and bathroom. Balcony outside.

Viewing is highly recommended.



Accommodation

Hallway The hallway is floored with a warm walnut laminate which continues through to the living area. It has a hotpress off which has been recently fitted with a new tank and immersion.

Living Dining 5m x 4.34m (16'5" x 14'3"): This is a wonderfully spacious, light filled room of dual aspect. It features a fireplace with a cosy electric stove and is floored in a walnut laminate.

Dining Area 2.87m x 2.38m (9'5" x 7'10"): The dining area is generous in size and has a walnut laminate floor.

Kitchen 2.46m x 2.32m (8'1" x 7'7"): An archway from the living area brings you to the kitchen. The kitchen is fitted with a range of elegant shaker style cabinets with a tiled splashback and tiled floor. It includes a ceramic hob, oven, new fridge freezer and it is plumbed for a washing machine.

Balcony 4.64m x 1.79m (15'3" x 5'10"): Just off the living area is the balcony, laid with a synthetic grass which enjoys direct sunlight all afternoon and evening.

Bedroom 1 4.71m x 3.6m (15'5" x 11'10"): This is a very generous double room with fitted wardrobes and luxury carpet floor.

En-Suite 2.61m x 2.16m (8'7" x 7'1"): The roomy en-suite comprises wc, wash basin, a new corner shower enclosure and a separate bath, with attractive tiling to floor and walls. It features both centre and wall lighting, extractor fan and fan heater.

Bedroom 3 3.9m x 3.46m (12'10" x 11'4"): Bedroom 2 is an ample double room with built in wardrobes and a quality carpet floor.

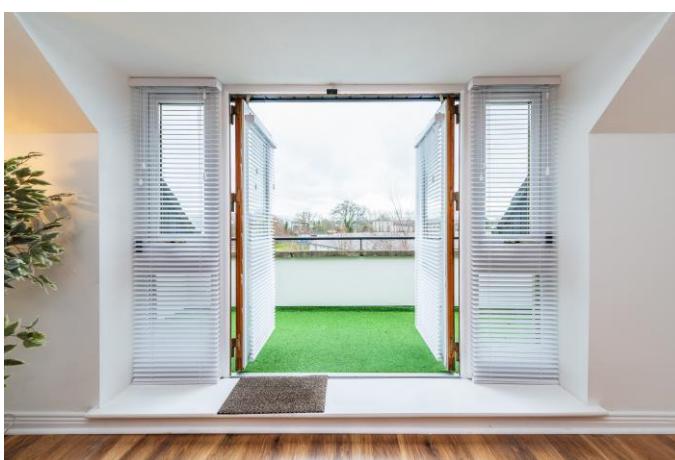
Bathroom 2.32m x 1.84m (7'7" x 6'): The bathroom is fully tiled and fitted with a suite of wc, wash basin and corner shower cabinet with electric shower. It includes an extractor and a fan heater.





Special Features & Services

- Extends to 86m² approximately.
- Built circa 2006
- Lift and stairs access.
- New high efficiency electrical heating with remote access.
- New venetian blinds, most light fittings and listed appliances included.
- Wired for alarm.
- Double glazed windows with new seals, handles and safety locks.
- New water pump installed Aug 2025.
- Fitted with carbon monoxide and smoke alarms.
- New immersion and tank in hotpress.
- New carpets included.
- Freshly painted throughout
- New lighting fitted in bathrooms, living/dining area and hallway.
- Well maintained development with landscaping, green areas and lots of parking.
- Electric gated entrance.
- Management fee €2,400 pa approximately to include refuse and maintenance plus sinking fund €1,050 pa.
- Easy walking distance to Monread Shopping Centre and the Globe retail park.
- Within walking distance of Naas town centre, Monread Park, Scoil Bhride, Naas Community College and Naas GAA club.
- 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

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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 16 is in block B, on the right.

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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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