

# For Sale

Asking Price: €275,000



28 The Waterfront,  
The Harbour,  
Naas,  
Co. Kildare,  
W91 WV81.



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



Sherry FitzGerald O'Reilly are delighted to welcome you to 28 The Waterfront, a superb ground-floor apartment beautifully situated within a secure, gated development on the scenic banks of the Grand Canal. This spacious property features two double bedrooms, including one ensuite. The apartment opens onto landscaped communal gardens and boasts its own paved patio.

The Waterfront has all the amenities of Naas on its doorstep. A short stroll brings you to the Moat Theatre, the new library, and the vibrant Main Street with its boutiques, restaurants and bars, cafes, and leisure amenities. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

Accommodation in this superb apartment comprises- entrance hall, living/dining room, kitchen, two double bedrooms (one with en-suite) and bathroom.



## Accommodation

**Hallway** 3.85m x 3.23m (12'8" x 10'7"): The hallway features an engineered oak floor and includes both a hotpress and a storage closet off (0.9m x 0.77m).

**Living /Dining Room** 5.45m x 5m (17'11" x 16'5"): This is a spacious and light filled room featuring a marble fireplace with wooden surround and an oak floor. Sliding doors lead to the patio outside in the communal gardens which overlook the Grand Canal.

**Kitchen** 2.17m x 2.17m (7'1" x 7'1"): Off the living room, the kitchen is fitted with a range of beech shaker style cabinets with a tile splashback. It includes an oven, ceramic hob, fridge, freezer and washer/dryer.

**Bedroom 1** 3.56m x 2.8m (11'8" x 9'2"): This is a double bedroom overlooking the green area to front, with fitted wardrobes and an oak floor.

**En-Suite** 2.16m x 0.74m (7'1" x 2'5"): The en-suite comprises wc, wash basin and shower unit. It is fully tiled.

**Bedroom 2** 4.32m x 2.44m (14'2" x 8'): This double bedroom includes fitted wardrobes and an oak floor.

**Bathroom** 2.18m x 1.94m (7'2" x 6'4"): The bathroom includes wc, vanity and bath with an overhead shower. It is fully tiled to floor and walls.





#### Special Features & Services

- Extends to 65m<sup>2</sup> approximately.
- Gated car park with allocated parking space and visitor parking.
- uPvc double glazed windows.
- Intercom system.
- Gas fired central heating.
- Listed kitchen appliances included.
- Lovely landscaped communal gardens.
- Patio overlooking gardens and the canal.
- All curtains and light fittings included.
- Within easy walking distance of shops, restaurants, bars, library, theatre, hospital and the many leisure amenities of Naas town.
- Short drive to M7/N7 and Commuter rail service in Sallins. Bus service just minutes from apartment.
- Management fee €1,446 per annum (including refuse, insurance and maintenance of public areas).

**BER** BER B, BER No. 119589489.





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#### NEGOTIATOR

Cathal O'Reilly  
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#### DIRECTIONS

From Main Street, turn right at Kalu, and continue on this road to the harbour, where you will see The Waterfront on your right. Number 28 is the last door on the left.

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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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