

FOR SALE

By Private Treaty



Apartment 5, The Stableyard, Naas, Co. Kildare, W91 E735

GUIDE PRICE: €350,000



2



2



76 Sqm



JORDAN 

DELIGHTFUL 2 BEDROOM FIRST FLOOR APARTMENT

Oldtown Demesne is a highly sought-after residential development ideally positioned on the Sallins Road, approximately 1.5 km from Naas Town Centre. Situated on the first floor, this spacious apartment extends to approximately 76 sq.m. (820 sq.ft.) and offers bright, well-proportioned accommodation throughout, complemented by double glazed windows and gas fired central heating with a recently upgraded burner.

The apartment enjoys a particularly attractive outlook overlooking a large landscaped green area, creating a wonderful sense of space and tranquillity. Upon entering, the accommodation comprises a welcoming entrance hall with tiled flooring leading to a bright living/dining room featuring laminate timber flooring and a bay window which maximises natural light while framing views over the communal green space. The adjoining kitchen is fitted with a contemporary high gloss kitchen complete with granite worktops and integrated appliances.

There are two generously sized double bedrooms, both benefiting from laminate flooring and built-in wardrobes, together with two well-appointed bathrooms. Externally, the property further benefits from a designated car parking space to the rear.

Naas is a vibrant and well-established commuter town which has experienced significant growth in recent years and offers an excellent range of amenities and services. The town centre provides an extensive selection of restaurants, cafés, boutiques, supermarkets and retail outlets including Tesco, Dunnes Stores, Lidl, Aldi, Woodie's, Boots, Harvey Norman, Currys, B&Q and Power City.

For the sporting enthusiast, the area offers a superb range of leisure facilities including gyms, leisure centres, GAA, rugby, soccer, athletics, hockey, basketball, tennis, golf and equestrian pursuits, while the renowned racecourses at Naas, Punchestown and the Curragh are all within easy reach.

Commuters benefit from excellent transport infrastructure, with the nearby N7 motorway providing convenient access to Dublin and the M50 approximately 20 minutes away. Sallins Train Station, located approximately 1.8 km from the property, offers regular commuter rail services to Heuston Station and Grand Canal Dock, while a reliable bus network further enhances connectivity to the capital.



Accommodation

Entrance Hall (15.98ft x 6.23ft) 4.87m x 1.90m
with tiled floor and recessed lights.

Living/Dining Area (19.23ft x 15.09ft) 5.86m x 4.60m
with laminate floor, bay window and gas fire.

Kitchen

high gloss fitted ground and eye level presses, tiled floor, granite worktops and splashback, hob, Bosch oven, sink unit, Bosch washing machine, Bosch integrated dishwasher, Indesit fridge/freezer and extractor.



Bedroom 1 (14.44ft x 9.19ft) 4.40m x 2.80m
with laminate floor and built-in wardrobes.

En-suite

w.c., vanity w.h.b., shower, heated towel rail, press and fully tiled floor and walls.

Bedroom 2 (12.04ft x 11.48ft) 3.67m x 3.50m
with laminate floor and double built-in wardrobes.

Bathroom

heated towel rail, w.c., vanity w.h.b., press, bath with shower attachment and fully tiled floor and walls - also inter-connecting to bedroom 2.



Features

- Spacious accommodation c. 76 sq.m.
- Overlooking a large green area
- Contemporary high gloss kitchen
- Double glazed windows
- Gas fired central heating
- Recently upgraded burner
- Designated car parking
- Sought-after location
- Excellent transportation links nearby

Inclusions

Oven, hob, extractor, washing machine, dishwasher, fridge/freezer and blinds.

Outside

Overlooking a green area to front and designated car parking area to rear.

Services

Mains water, mains drainage, electricity, broadband, refuse, alarm and gas fired central heating.

Management Charge

€1,950 per annum

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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