

# For Sale

Asking Price: €269,000

Sherry  
FitzGerald  
O'Reilly



72 Oldbridge Walk,  
Osberstown,  
Naas,  
Co. Kildare,  
W91 E44N.

BER B3

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



Sherry FitzGerald O'Reilly are delighted to bring 72 Oldbridge Walk to the market. Situated in a quiet cul-de-sac, this is a most spacious 3 bedrooomed family home. This lovely property is presented in excellent decorative order and is located only a short walk from the Arrow rail link, shops, schools, GAA club, church and sporting activities. The Monread shopping centre is also within walking distance and the M7/N7 is just a short drive away.

Accommodation comprises entrance hall, kitchen/dining area, living room, upstairs 3 bedrooms and bathroom.



## Accommodation

**Entrance Hall** 5.41m x 1.96m (17'9" x 6'5"): Bright spacious hallway with tiled flooring.

**WC** 0.98m x 1.67m (3'3" x 5'6"): With tiled flooring and splashback, wc and whb.

**Living Room** 3.44m x 4.68m (11'3" x 15'4"): The living room has sliding patio doors and overlooks the rear garden. This room has a newly laid wooden laminate floor.

**Kitchen / Dining Area** 2.50m x 5.31m (8'2" x 17'5"): The stylish fitted kitchen incorporates a Whirlpool oven and hob, Bush washing machine, Hotpoint dishwasher and Amica fridge freezer. It has a tiled floor and tiled splashback.

**Main Bedroom** 4.98m x 4.12m (16'4" x 13'6"): Double bedroom overlooking the front of the property with wooden flooring and built-in wardrobes.

**Main Bathroom** 2.54m x 2.02m (8'4" x 6'8"): The bathroom has a wc, whb and bath incorporating an electric shower, (with screen and tiled splashback), wc and whb. It has a laminate wooden floor.

**Bedroom 2** 4.98m x 4.12m (16'4" x 13'6"): Double room overlooking the front with wooden laminate flooring and built-in wardrobes.

**Bedroom 3** 3.91m x 2.22m (12'10" x 7'3"): Overlooking the back garden with wooden laminate flooring and built-in wardrobe.







### Special Features & Services

- Built circa 2003.
- Extends to 88m<sup>2</sup> approximately.
- Gas fuel central heating.
- Whirlpool oven and hob, Bush washing machine, Hotpoint dishwasher and Amica fridge freezer included.
- Carpets, curtains, blinds and light fittings included.
- Cobblelock front driveway.
- Short walk to the Arrow rail station with links to Heuston station and the Docklands.
- Within short walking distance of local school, restaurants, church, shops, bars, bus stop, GAA Club and the Grand Canal.
- Short drive to M7/N7 interchange.

**BER** BER B3, BER No. 107202962







### NEGOTIATOR

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### DIRECTIONS

From Naas town centre proceed out Sallins Road and go through large roundabout. Pass over the motorway bridge and proceed to take the next left turn and then 2nd right turn into Oldbridge. Once in Oldbridge take the 2nd left and go straight down to the end of the road and take 1st right. Number 72 is now on your right 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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