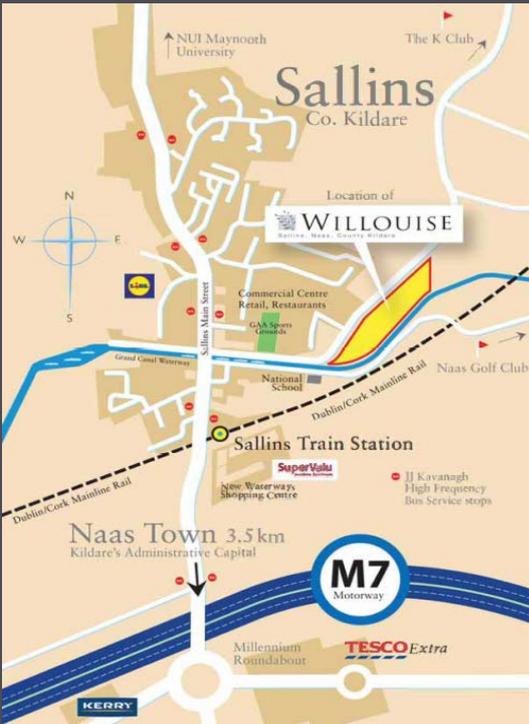


5 Willouise, Sallins,  
Co. Kildare,  
W91 RYF9

RESIDENTIAL



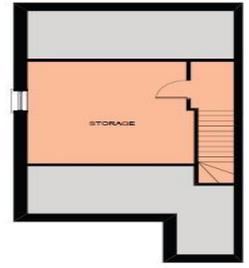
- Semi detached 3 bedroom house plus attic room
- Extends to a generous 118.66 sq m (1,277 sq ft)
- Private rear patio and balcony at first floor
- "A" Rated energy efficient home
- Gas fired central heating
- Wooden flooring to ground floor
- New home never been occupied
- Eligible for Help to Buy Scheme



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## LOCATION

Sallins is a beautiful village with the Grand Canal (dating back to the mid 1700's) and Sallins Bridge being the most commanding feature with many houseboats docked along the waterways. The village boasts attractive shops, cafes, restaurants and bars along with an excellent national school, churches and sports grounds.

Willouise is ideally positioned to take advantage of the regions transport infrastructure. Dublin is just five stops away by commuter train, with Sallins Train Station less than 10 minutes walk away from Willouise. There are approximately 25 trains a day to Dublin.

The M7 Motorway is accessible at Naas (Exit 9) five minutes drive from Willouise. It is just 45 minutes to Dublin International Airport via the M50.

Willouise is a new development of creatively designed homes overlooking the Grand Canal in Sallins, Co. Kildare. Built to high standards and specifications, the development incorporates superb architecture with many environmentally friendly features and maintenance free exterior finishes. Residents can enjoy luxurious living in a beautiful landscaped setting whilst enjoying commanding views of the Grand Canal.

## DESCRIPTION

Number 5 Willouise comprises a semi-detached 3 bedroom home plus attic room extending to a generous 118.66 sq m (1,277 sq ft)

This new home, which has never been occupied, is ready for immediate occupation.

The ground floor comprises a hall, living room, large kitchen/dining area and WC with understairs storage. The majority of the ground floor has a wooden floor fitted whilst the kitchen has a tiled floor with quality fitted kitchen units. Double doors lead to a private rear patio.

The first floor provides for 3 large bedrooms with the master en-suite. In addition, there is a family bathroom. All wet areas have generous wall and floor tiling.

The second floor provides for a spacious attic room, which could be used as an additional bedroom or living room/den/home office.

## BER

BER A3

## PRICE

On application.

## VIEWING

By prior appointment with the agents.

## CONTACT

For further information, please contact Kelly Walsh on 01-6645500.



**KELLY WALSH**  
property advisors & agents

PSRA Licence No: 002885

[www.kellywalsh.ie](http://www.kellywalsh.ie)



These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.