

# For Sale

Asking Price: €340,000

**Sherry  
FitzGerald**  
O'Reilly



31 Millbank,  
Sallins,  
Co Kildare,  
W91 HE26.

**BER** C2

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





Sherry FitzGerald O'Reilly are delighted to present 31 Millbank, a 3 bedroomed terraced home in the heart of Sallins Village, with spacious front and rear gardens.

Millbank is beside the Grand canal and perfectly situated for waterside strolls. It's just a short walk from Sallins' many shops, supermarkets, bars, restaurants, primary school and GAA. Naas is a few minutes away by car with further shops, boutiques, retail parks, hospital, cinema, secondary schools and many leisure facilities.

Commuting from here is easy, with the new Sallins bypass providing a quick drive to the N7/M7, and the Train Station, with direct trains to Heuston Station and the Docklands, is just a ten-minute walk. It offers spacious family friendly accommodation - entrance hall, living room, kitchen /dining room, utility room and guest wc. Upstairs there are 3 double bedrooms (one en-suite) and a family bathroom.



## Accommodation

**Entrance Hall** 5.2m x 1.9m (17'1" x 6'3"): The bright entrance hall is floored in wood effect linoleum with a carpet to stairs.

**Living Room** 5.11m x 3.7m (16'9" x 12'2"): The light filled and spacious living room incorporates a bay window. It features a slate fireplace with wooden surround and open fire, both central and wall lighting and double doors to the dining area. It is floored in wooden plank style linoleum.

**Kitchen / Dining Room** 5.7m x 3m (18'8" x 9'10"): The spacious kitchen/dining room is fitted with a selection of shaker style cabinets and drawers with practical tiled splashback and tile floor. It incorporates a gas hob and oven and a freestanding fridge freezer. Sliding glazed doors lead out to the garden.

**Utility Room** 1.6m x 1.42m (5'3" x 4'8"): The utility includes shelving, worktop, presses, washing machine and tumble dryer. It has a tiled floor.

**Guest WC** 1.7m x 0.77m (5'7" x 2'6"): With wc and wash hand basin, it has a tile floor.

## Upstairs

**Landing** 3.22m x 1.52m (10'7" x 5'): With carpet floor, hotpress off and attic access.

**Bedroom 1** 3.9m x 3.24m (12'10" x 10'8"): This spacious double room has views of the large green area to front. It is fitted with wardrobes and a carpet floor.

**En-Suite** 1.95m x 1.89m (6'5" x 6'2"): With wc, washbasin and corner shower unit, it has a linoleum floor and tiled surrounds.

**Bedroom 2** 3.56m x 3.3m (11'8" x 10'10"): This is a double room with rear view, feature wallpaper wall, fitted wardrobes and carpet floor.

**Bedroom 3** 3.1m x 2.4m (10'2" x 7'10"): With rear view, this double room has a carpet floor.

**Bathroom** 2.43m x 1.78m (8' x 5'10"): The main bathroom combines a wc, wash basin and bath with an electric shower. With a Velux window overhead, linoleum floor and tile surrounds

**Outside** The front garden is in lawn with a cobblelock path. To rear, the garden is in lawn with a gravel path to the wooden shed and the back gate, where there is parking.







### Special Features & Services

- Built in 2002.
- Extends to 98m<sup>2</sup> approximately.
- Gas fired central heating.
- Double glazed hardwood windows.
- Alarm system.
- Parking to rear with gated access.
- All curtains, carpets, blinds and appliances included.
- Facing large green area.
- Easy stroll to canal walks, Commuter rail line, shops, bars, restaurants, creche and local primary school.
- Short walk to bus stop for secondary schools in Naas, and the 139 bus for Maynooth University and Blanchardstown IT.
- Easy access to M7/N7 junction 9A and just a 10-minute walk to the Train station with connections to Heuston and the Docklands, Kildare and beyond.

**BER** BER C2, BER No. 118743756







#### NEGOTIATOR

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#### DIRECTIONS

On entering Sallins village from the Naas, go over the railway bridge, then the canal bridge and at the Lidl sign, take the left turn. Take the second left into Millbank and follow the road as it veers right. Now facing the green area, you will see a terrace of houses on your right. Number 31 is the fourth house.

**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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