

For Sale

Asking Price: €399,000

Sherry
FitzGerald
O'Reilly



96 Oldbridge Walk,
Osberstown,
Naas,
Co. Kildare,
W91 ANW8.

sherryfitz.ie

BER C3



Sherry FitzGerald O'Reilly are delighted to welcome you to 96 Oldbridge Walk, a spacious three bedroomed semi-detached home in an enviable location in Sallins Village.

Oldbridge is a family friendly estate with lots of green areas and easy access to Grand canal walks. It is ideally located for the commuter, being just a short walk to the Arrow Rail Station and a few minutes' drive to the N7/M7 Junction. It is conveniently located close to Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, and GAA club. The bustling town of Naas is just a few minutes' drive away offering boutiques, restaurants, secondary schools and many leisure facilities.

The is home has been perfectly maintained by the current owner. The ensuite was completely refurbished in 2022 and a new high powered pump added. A new Gas boiler was also installed in 2022. The spacious back garden is very private and is not overlooked to rear.

Accommodation in this well-proportioned home comprises hallway, living room, kitchen/dining room, guest wc. Upstairs landing, 3 double bedrooms (one en-suite) and family bathroom.



Accommodation

Entrance Hall 5.12m x 2.57m (16'10" x 8'5"): This is a bright hallway with a solid wood floor and carpet to stairs.

Living Room 5.5m x 3.54m (18'1" x 11'7"): This is a spacious Living room to front with a solid pine floor. It features a granite fireplace with wooden surround and inset gas fire.

Kitchen/Dining Room 6m x 3.67m (19'8" x 12'): The kitchen offers ample storage in its many pine cabinets. It is fitted with a new fridge freezer, dishwasher, double oven and ceramic hob. The Utility area houses a washing machine and the gas boiler. The splashback is in tile and attractive terracotta tiling graces the floor. Sliding doors from the dining area lead you to the patio.

Guest WC 1.61m x 1.37m (5'3" x 4'6"): Includes wc, wash basin and heated towel rail. With tiling to floor.

Landing 3.23m x 3m (10'7" x 9'10"): The landing has a carpet floor and Stira stairs to the floored attic. With hotpress off.

Bedroom 1 4.41m x 3.72m (14'6" x 12'2"): This is a very generous double room to the front, with a carpet floor. It has fitted wardrobes either side of the bed with lots of storage.

En-Suite 2.55m x 0.9m (8'4" x 2'11"): The en-suite was refurbished in 2022, and now includes a power shower with rainfall head and riser, low profile wc and wash basin, heated towel rail, led mirror and extractor. Porcelain tiling to walls.

Bedroom 2 3.9m x 2.85m (12'10" x 9'4"): A double bedroom with rear view, it has a carpet floor.

Bedroom 3 3.04m x 3m (10' x 9'10"): This is a double bedroom to rear with fitted wardrobe and dressing table and beech flooring.

Bathroom 2.66m x 2.1m (8'9" x 6'11"): The family bathroom comprises a bath with overhead electric shower, wc, wash basin and extractor, with attractive tiling to walls and floor.

Outside The cobblelock drive offers off-street parking for two cars. The garden is complete with lawn and laurel hedge. The back garden is very private as it is not overlooked to rear. It features a stone patio and lawn and includes a metal shed (3m x 1.95m) and gated side access.





Special Features & Services

- Built 2003.
- Extends to 106m2 approximately.
- Gas Fired central heating (new boiler 2022).
- Upvc double glazed windows.
- uPvc soffit and fascia.
- Updated ensuite (2022).
- Low maintenance exterior with granite windowsills.
- Fitted with intruder alarm.
- Fully floored attic with ladder stairs access.
- Carpets, curtains, light fittings and blinds included.
- Kitchen appliances included.
- Parking for two cars off street on cobble lock drive.
- Back garden in lawn, with stone patio and metal shed, not overlooked to rear.
- Close to towpath walks on the Grand Canal.
- Pleasing colour palette to walls.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club, playground and primary school and just a five minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 16 minute walk to the Monread Shopping Centre.
- 13 minute walk to the Arrow commuter train with access to Heuston station and the Docklands. Close to bus stop for buses to Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.





NEGOTIATOR

John O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas take the Sallins Road, passing straight through the roundabout at Millennium Park and over the motorway flyover. Turn left. Take the second right into Oldbridge. Take the second left turn, then second right turn and number 96 will be half way down, on the left

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.

PSRA Registration No. 001057