

For Sale

Asking Price: €420,000

Sherry
FitzGerald
O'Reilly



2 The Walk,
Sallins Park,
Sallins,
Co. Kildare,
W91 Y6F7.

BER C3

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to bring to market 2 The Walk, Sallins Park. This is a superb 3 bedroomed semi-detached home, in a most sought-after estate in Sallins Village. This home which has been extended to add a conservatory is tastefully presented and offers a delightful garden to rear.

Sallins Park is a family friendly estate in Sallins Village, with lots of vast green areas. It is conveniently located within walking distance of Sallins' many amenities – shops, bars, restaurants, canal greenway walks, primary school, creches GAA club, and soccer club. The secondary schools are serviced by bus from the village. It is perfectly located for the commuter as it is just a short walk to the train Station in Sallins which services Dublin's Heuston Station and Docklands. The N7/M7 is easily accessible from Junction 9A.

Accommodation briefly comprises – porch, hallway, sitting room, kitchen/living room, conservatory, guest wc. Upstairs - 3 bedrooms (main en-suite) and family bathroom.



Accommodation

Entrance Hall 5.08m x 1.9m (16'8" x 6'3"): The entrance hall has a laminate oak floor underfoot, with carpet laid to the stairs.

Sitting Room 5.16m x 3.3m (16'11" x 10'10"): This is a bright and spacious Sitting room to front overlooking the green area. It features both wall and centre lighting, an oak laminate floor, open fire and an archway to the kitchen.

Guest WC 1.74m x 0.78m (5'9" x 2'7"): With wc, wash hand basin and oak laminate floor.

Kitchen/Living Room 5.32m x 3.67m (17'5" x 12'): The kitchen area is fitted with a range of attractive cabinets, including plate racks and display press and an island with storage and seating for two. The appliances included are a hob, oven, washing machine, dishwasher and fridge freezer. In the living area, the floor is laid with oak laminate while in the kitchen area the floor is tiled. Double doors lead to the conservatory.

Conservatory 4.67m x 2.67m (15'4" x 8'9"): This lovely addition to the home is used as a dining space, enjoying views of the garden.

Guest WC 1.74m x 0.78m (5'9" x 2'7"): With wc, wash hand basin and oak laminate floor.

Upstairs

Landing 3m x 2.18m (9'10" x 7'2"): The landing is favoured with natural light from the window on return. With carpet floor, attic access and hotpress off.

Bedroom 1 5.02m x 3m (16'6" x 9'10"): This is a generous double bedroom with rear view, feature wallpaper and carpet floor.

En-Suite 2.17m x 1.2m (7'1" x 3'11"): The en-suite includes wc, wash hand basin and shower, with tile floor and surrounds.

Bedroom 2 3.46m x 2.64m (11'4" x 8'8"): Bedroom 2 is a light filled double room to front with laminate wood floor and fitted shelving.

Bedroom 3 2.6m x 2.35m (8'6" x 7'9"): This is a single room with front view. It has a carpet floor and fitted shelves.

Bathroom 2.2m x 2.15m (7'3" x 7'1"): The bathroom comprises a wc, wash basin and bath with overhead electric shower.

Outside

Shed 3.62m x 2.52m (11'11" x 8'3"):

Wooden Playhouse 2.41m x 1.68m (7'11" x 5'6"): To the front there is off street parking for four cars in the driveway, which is lined on two side with laurel hedging.

Garden The wonderful rear garden is in lawn with evergreen hedging and flower beds. A gravel patio makes it a comfortable seating area for dining. The garden features raised beds and borders, all planted with a lovely array of flowering shrubs, such as cytiscus and hypericum.

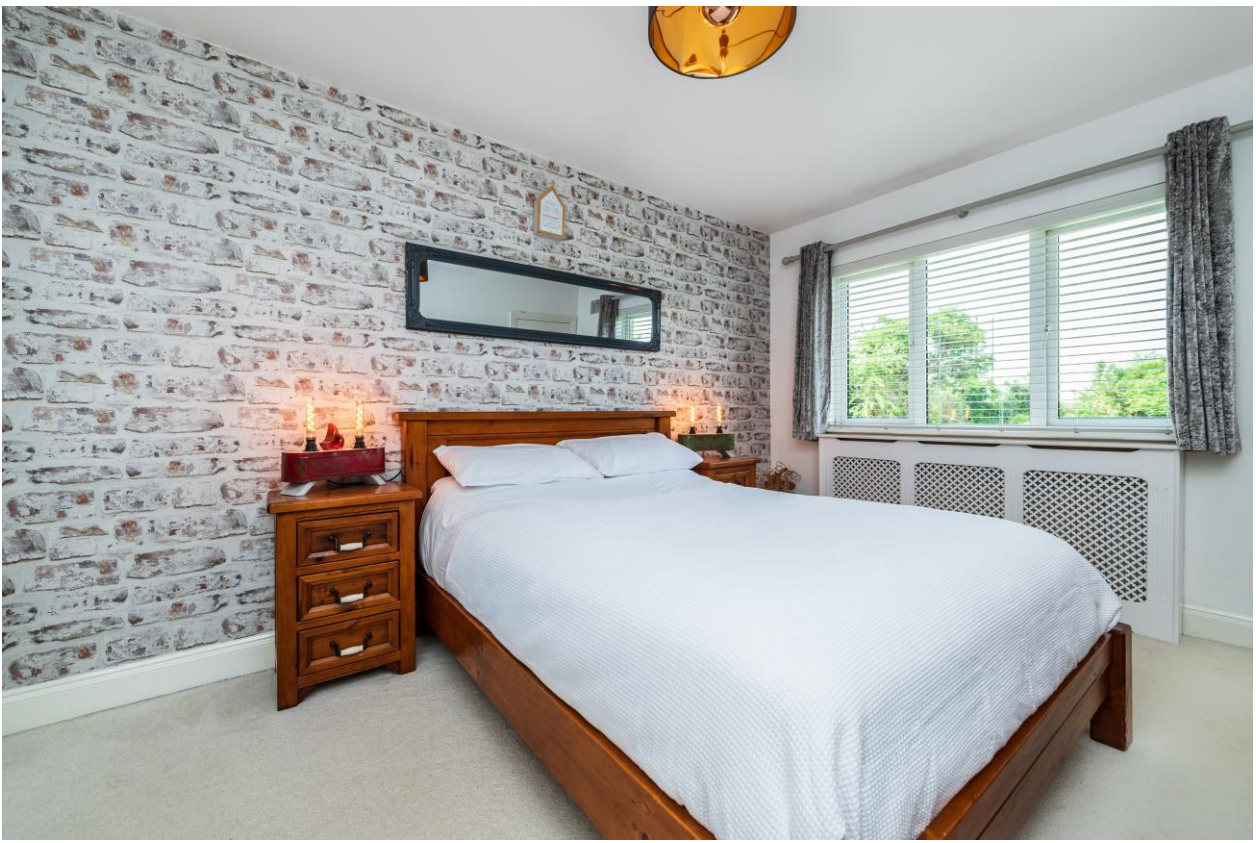




Special Features & Services

- Built circa 1997.
- Extends to 104m² approximately.
- Upvc double glazed windows and composite front door.
- Gas fired central heating.
- Generous off street parking.
- Phone watch alarm system.
- uPVC fascia and soffits.
- Gated side access.
- Low maintenance brick and dash exterior.
- The property is not overlooked to the front or the back.
- The attic has stairs access (foldable stairs and the attic is partially floored).
- All carpets, curtains and blinds included.
- Listed appliances included.
- Spacious garden, with gravel patio.
- Beside large green area.
- Short stroll to Sallins Village with its selection of shops, restaurants, school and canal walks.
- Just a few minutes from Naas with its many shops, restaurants, secondary schools, hospital, theatre and many sporting facilities
- A 15-minute walk to the train station with access to Heuston station and the Docklands.
- Bus-stop nearby for 139 bus with route including Maynooth University, Intel and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.
- Porch 1.88m x 0.62m
- The porch is double glazed and has a tile floor.

BER BER C3, BER No. 118805274





NEGOTIATOR

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DIRECTIONS

On entering Sallins village from the Naas side, pass over the two bridges and continue on the Clane road. Take the right turn opposite Des Kelly Interiors and enter Sallins Park. Follow the road, passing the large green area on the left. Pass the Rise, and then number 2 The Walk will be the second house on your 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.

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