

For Sale

Asking Price: €417,500

Sherry
FitzGerald
O'Reilly



1 The Crescent,
Sallins Park,
Sallins,
Co. Kildare,
W91 D7E8.

BER C2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market 1 The Crescent, Sallins Park, a superb 3 bedroomed semi-detached home with a spacious garden in a family friendly estate in Sallins Village. Number 1 is an attractive double fronted, light filled property facing a large green area. It has been beautifully maintained by its previous owners who have extended it to include a sunroom to rear.

Sallins Park is beloved by families, who enjoy its large green areas and great sense of community. From here it is a short walk to the local school, GAA club, playground, restaurants, bars, shops and the Grand canal greenway. Close by is the Monread Shopping Centre, and the busy town of Naas offers even more shops, retail parks, schools, restaurants, cinema, theatre and sports amenities. It is perfectly located for the commuter as it's just a short walk to the Arrow Rail Station which services Heuston Station and the Docklands, and it's a 5 minute drive to the N7/M7 Junctions.

Accommodation in this charming home briefly comprises entrance hallway, sitting room, sunroom, kitchen/dining room, utility. Upstairs 3 bedrooms (one with en-suite and walk-in wardrobe) and family bathroom.



Accommodation

Entrance Hallway 2.16m x 1.76m (7'1" x 5'9"): The entrance hall features a practical slate tile floor, with carpet to the stairs. Doors to dining area and sitting room.

Sitting Room 5.3m x 4.42m (17'5" x 14'6"): This is a wonderfully bright and spacious sitting room with front view. It features an elegant cast iron and tile fireplace with wooden surround and gas inset fire. Double doors lead to the sunroom and a luxury carpet is underfoot.

Sunroom 5.2m x 2.9m (17'1" x 9'6"): The sunroom boasts a wall of windows overlooking the garden, with French doors giving access to the decking outside. It has a slate tile floor and door to the kitchen.

Kitchen/Dining Room 6.66m x 3.05m (21'10" x 10'): This generous room is a lovely bright space of dual aspect. The Kitchen is fitted with a classic kitchen in a delightful blue tone, offering lots of storage with display presses, dresser and a peninsula. To centre, framed by an overmantle is the dual fuel Rangemaster, with oven, grill and four burners. It is backed by a stylish metro tile. The kitchen includes an integrated dishwasher and integrated waste storage. The dining area features wainscoting to the walls, and the room is floored in an attractive linoleum.

Utility Room 2.68m x 1m (8'10" x 3'3"): The utility houses the washer/dryer and the fridge freezer.

Upstairs - Landing 3.56m x 1.87m (11'8" x 6'2"): With carpet floor, hotpress off and Stira access to attic.

Bedroom 1 4.4m x 3.11m (14'5" x 10'2"): This is a spacious double bedroom with a feature panel wall. It has a carpet floor and wardrobe.

En-Suite 2.38m x 0.8 (7'10" x 0.8): The en-suite comprises a suite of wc, washbasin and shower unit with electric shower.

Walk-in Wardrobe 3.1m x 1.77m (10'2" x 5'10"): With a large Velux overhead, there are hanging rails and shelving, and a carpet floor.

Bedroom 2 3.55m x 2.5m (11'8" x 8'2"): This is a generous double room to rear with free standing wardrobes and carpet floor.

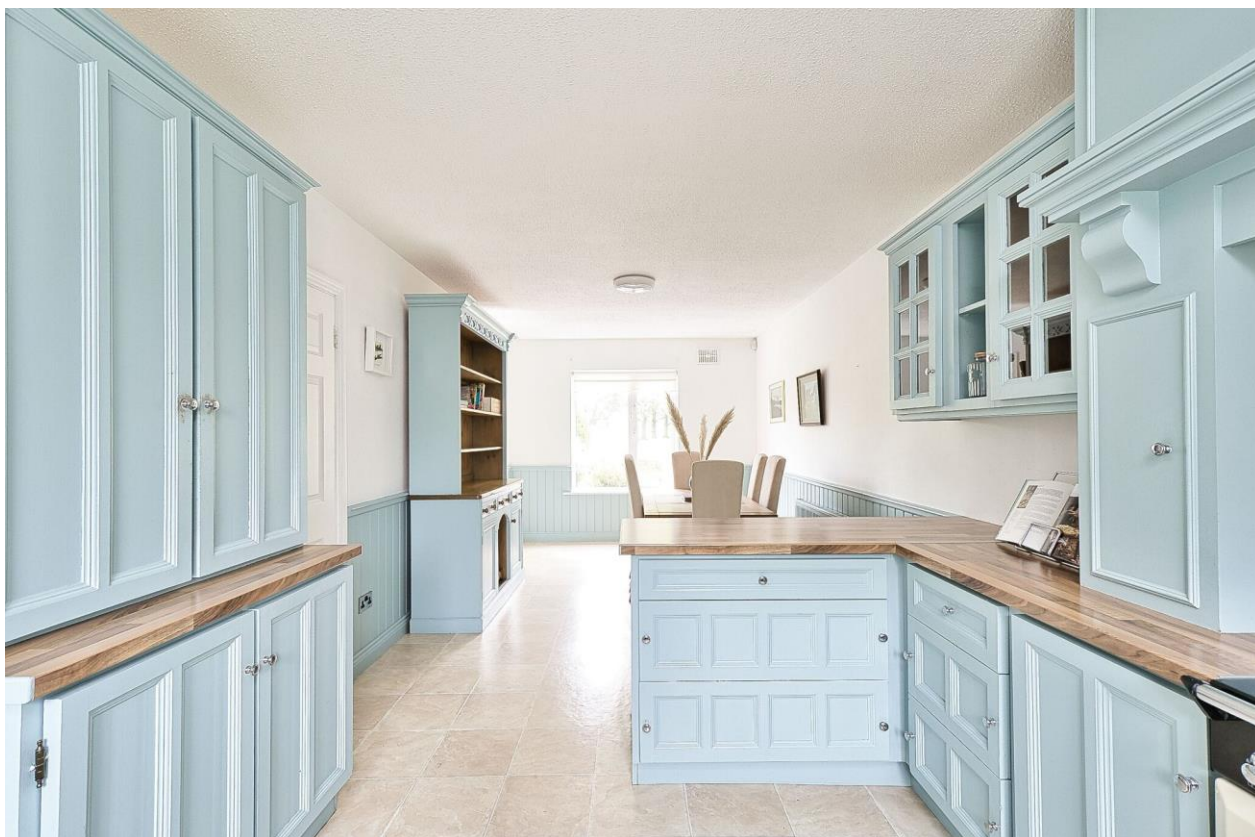
Bedroom 3 3.14m x 2.71m (10'4" x 8'11"): This is a single room with front view, wardrobe and a carpet floor.

Bathroom 2.88m x 1.62m (9'5" x 5'4"): The bathroom combines a wc and large vanity unit with a jacuzzi bath, and tiling to floor and walls.

Outside To front, the garden is in lawn with a bed of shrubs such as fuschia and cordyline, vergreen trees, and a laurel hedge to side. The driveway offers parking for three cars off street. Gated side access to rear garden.

A recent addition to the rear garden is a superb composite deck, situated just outside the sunroom doors, and it is the perfect spot for relaxing in this south facing garden. The garden is in lawn with lots of shrubs and trees planted – lavender, roses, hebe, cordyline and evergreens, and it features a pretty pond and water feature. With metal shed (3m x 1.9m).





Special Features & Services

- Built circa 1997.
- Extends to 178m² approximately.
- Upvc double glazed windows.
- Gas fired central heating.
- Off street parking for 3 cars.
- Alarm system.
- uPVC fascia and soffits.
- Gated side access.
- Low maintenance brick and dash exterior.
- Spacious south facing garden to rear in lawn, with decking, water feature and lots of shrubs.
- A short stroll to Sallins Village with its selection of shops, restaurants, school and canal greenway.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre and many sporting facilities.
- A 14-minute walk to the Arrow commuter train with access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel Leixlip and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.

BER BER C2, BER No. 115478828





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. Take the third left turn, and number one is immediately on your left facing the green space.

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