

# For Sale

Asking Price: €370,000

Sherry  
FitzGerald  
O'Reilly



53 Sallins Pier,  
Sallins,  
Co. Kildare,  
W91 A348.

BER C2

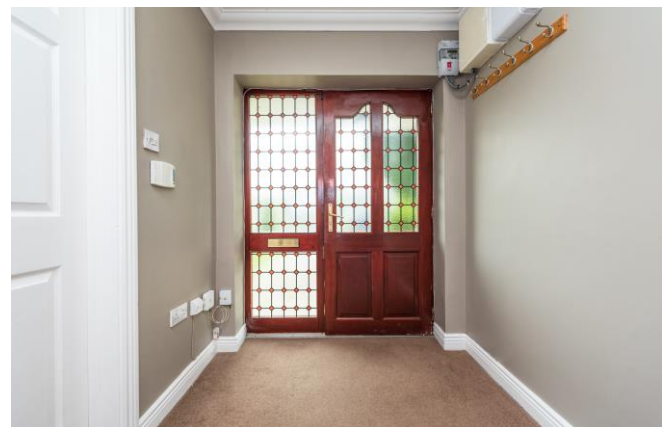
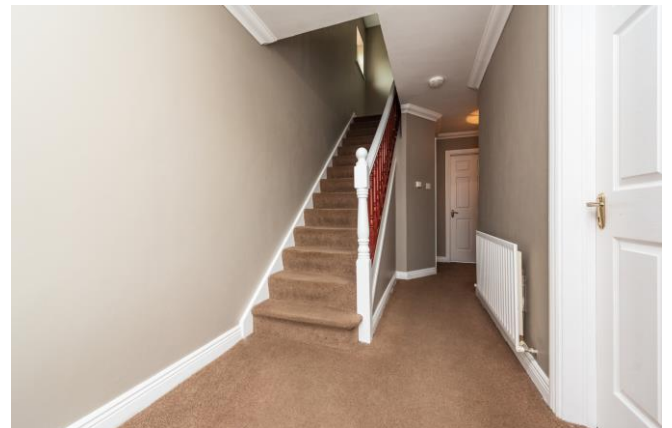
[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O' Reilly are pleased to bring to the market number 53 Sallins Pier, an attractive 3 bedroomed semi-detached home located in a cul de sac. Sallins Pier is a family friendly estate in Sallins Village with lots of green space and easy access to the banks of the Grand Canal.

The property is conveniently located within walking distance of Sallins' many amenities – shops, bars, restaurants, canal walks, primary school, creches and GAA Club. It is perfectly located for the commuter as it's just a short walk to the Arrow Rail Station which services Dublin's Heuston Station and it's a 7 minute drive to the N7/M7 Junction.

Accommodation briefly comprises entrance hallway, guest wc, living room, kitchen/dining room, 3 bedrooms (main en-suite) and family bathroom.



## Accommodation

**Entrance Hallway** 5.73m x 1.82m (18'10" x 6'): The hallway is floored in carpet and has a utility room off.

**Living Room** 5.61m x 3.63m (18'5" x 11'11"): The spacious living room with bay window features a cast iron fireplace with granite hearth and inset gas fire. The floor is laid with carpet.

**Kitchen/Dining Room** 5.54m x 3.54m (18'2" x 11'7"): The kitchen/dining room with view of the garden has many beech Shaker style cabinets and a tiled splashback. It incorporates an oven, gas hob, dishwasher and pantry fridge. With tile floor and sliding door to the garden.

**Utility Room** 1.68m x 1.3m (5'6" x 4'3"): With shelving and linoleum floor.

## Upstairs

**Landing** 3.2m x 2m (10'6" x 6'7"): The bright landing has a carpet floor, attic access and hotpress off.

**Bedroom 1** 3.7m x 3.44m (12'2" x 11'3"): The spacious master bedroom is to the rear, with carpet floor and en-suite.

**En-Suite** 2.72m x 1.38m (8'11" x 4'6"): The en-suite is fitted with wc, wash basin and shower unit with electric shower. The floor and shower are tiled. Extractor fan overhead.

**Bedroom 2** 4.53m x 3.04m (14'10" x 10'): With front view, this large double room includes fitted shelving and carpet floor.

**Bedroom 3** 2.73m x 2.46m (8'11" x 8'1"): To the front of the house, this is a double bedroom with built in wardrobe.

**Bathroom** 2.58m x 2m (8'6" x 6'7"): The bathroom is fitted with wc, wash basin and bath with overhead electric shower. It has part-tiled walls and a linoleum floor.

**Outside** To front the cobblelock drive fits two cars off street. The garden is in lawn with evergreen trees and shrubs. To rear the garden is in lawn with specimen trees and a wooden garden shed. The gated side access is covered for storage





#### Special Features & Services

- Built circa 2003,
- Extends to 100m<sup>2</sup> approximately.
- Gas fired central heating.
- Upvc double glazed windows.
- Cobblelock drive with off street parking for 2 cars.
- Alarm system.
- Gated and covered side access.
- Rear garden in lawn with garden shed.
- Beside green areas.
- All kitchen appliances included.
- All carpets and blinds included.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club and primary school and just a five minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- Easy access to the Monread Shopping Centre.
- 12 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 and IT Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.



**BER** BER C2, BER No. 105504518





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#### NEGOTIATOR

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

#### DIRECTIONS

On entering Sallins village from Naas, go over the railway bridge and turn left into Osbertown Court (Opposite Railway Inn Pub) Follow the road straight onto Osbertown park. Continue straight onto Sallins Wharf. At the T junction, take the left onto Sallins Pier. Follow the road. Turn right, then continue straight into the cul de sac and it is the last house on your right.

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**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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