



Chapel Lane, Sallins, Co Kildare, W91 D6X2.

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Sallins, Co Kildare,
W91 D6X2.***

***Impressive 4 bedroomed
family home, perfectly
nestled in the
picturesque village of
Sallins!***

***Asking Price
€595,000***

For Sale by Private Treaty

***Selling agents
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Sherry FitzGerald O'Reilly are delighted to present this impressive 4 bedroomed family home, perfectly nestled in the picturesque village of Sallins. This stunning property offers an unbeatable location, just a short stroll from the scenic Grand Canal.

Built in 2020, this home seamlessly blends classic charm with modern efficiency. The interior is defined by its stylish design and high-quality finishes, including a contemporary kitchen, elegant bathrooms and premium fixtures and fittings. An efficient air-to-water heating system, high levels of insulation and triple glazed windows ensure comfort and sustainability.

All of Sallins' many amenities are close by- shops, bars, restaurants, creches, primary school, playground, and GAA club. For even more choice, the Monread Shopping Centre is just a few minutes away, and the bustling town of Naas is a short drive, offering an array of boutiques, restaurants, many secondary schools, retail parks, a cinema, theatre, and a wide range of leisure facilities. It is ideally located for the commuter, being just a short walk to the railway Station and a few minutes' drive to the N7/M7 Junction.

The well-proportioned accommodation in this superb home comprises – entrance hallway, living room, family room, kitchen/dining, pantry, utility room, storage room. Upstairs – 4 bedrooms (2 with en-suite, one with walk in wardrobe) and bathroom.

Accommodation

Hallway 6.43m x 2.1m (21'1" x 6'11"): This is a light filled airy hallway, open to the landing above, with an impressive 15 light spiral cluster chandelier overhead and stunning wall paneling to the stairs wall. It features an oak laminate floor, laid in herringbone style, which runs throughout the ground floor, bringing a great sense of continuity. To front it has a composite door, and to rear, French doors lead to the garden.

Family Room 6m x 3.36m (19'8" x 11'): The generous family room is of dual aspect, with sash window to front and large window to rear overlooking the garden.

Living Room 5.87m x 4.71m (19'3" x 15'5"): The spacious living room flows seamlessly into the kitchen and dining area, creating an ideal open space for entertaining and family life. Natural light floods the room through a large sliding door that opens to the garden. This room boasts striking feature wallpaper and a cozy 7kw solid fuel inset stove, while two stylish bespoke cabinets are fitted either side of the chimney breast.





Kitchen/Dining Area 6.02m x 5.78m (19'9" x 19'): This is a substantial space of dual aspect. The Kitchen offers sleek, handleless cabinets and drawers in a deep grey hue. The focal point is the large Island featuring a stunning quartz countertop with a waterfall edge. The island is both functional and stylish, offering casual seating for five, an undermount sink, ceramic hob, an integrated dishwasher, and built-in bins. The kitchen also includes a range of integrated appliances, including a double oven, a microwave, and a fridge freezer.

Pantry 1.75m x 1.35m (5'9" x 4'5"): Off the dining area, the pantry is floored in tile and includes floor to ceiling storage cabinets, wine rack and fridge freezer.

Utility Room 2.17m x 1.54m (7'1" x 5'1"): Plumbed for both washing machine and tumble dryer, the Utility room is fitted with cabinets and countertop and an attractive tile floor.

Storage Room 1.53m x 0.8m (5' x 2'7"): Off the Hallway, with laminate floor and feature wallpaper





Landing The landing is floored in carpet and has a hotpress off (2.15m x 1.04m).

Bathroom 3.48m x 2.42m (11'5" x 7'11"): The luxurious bathroom blends vintage style with modern comforts. The focal point is a freestanding roll top bath, with a waterfall tap and wall mounted controls. A vanity with basin offers storage, and the classic wc has a high-level cistern. The large shower enclosure features a ceiling mounted rain fall shower. The porcelain pattern floor tiles and metro tiling to the shower beautifully complete the space.

Bedroom 1 5.83m x 4.46m (19'2" x 14'8"): This is a spacious double room with feature paneling to walls and an oak laminate floor.

En-Suite 1 3.2m x 1.76m (10'6" x 5'9"): This en-suite comprises wc, vanity unit and walk in shower with rainfall shower head. It is finished with striking tiles to floor and shower.

Walk-in Wardrobe 3m x 1.8m (9'10" x 5'11"): Off the ensuite, the walk-in wardrobe offers lots of storage space with drawers, shelving and hanging rails. With carpet floor.

Bedroom 2 4.74m x 4.17m (15'7" x 13'8"): A generous double room with front aspect, bedroom 2 is fitted with wardrobes, dressing table and an oak laminate floor.

En-Suite 2 2.83m x 0.9m (9'3" x 2'11"): This en-suite is appointed with wc, vanity unit and shower with rainfall head.

Bedroom 3 3.48m x 3.46m (11'5" x 11'4"): Bedroom 3 is a roomy double to front with a grey oak laminate floor and a Stira ladder stairs to the floored attic.

Bedroom 4 4.78m x 3.23m (15'8" x 10'7"): With front aspect, this double bedroom includes fitted wardrobes and a laminate floor.







Special Features & Services

- Extends to 221m² approximately.
- Stylish interiors.
- Air to water heating system
- Triple-glazed windows to rear and double-glazed sash windows to front.
- Concrete first floor.
- Truss roof.
- Attic floored and insulated.
- Plantation shutters on windows to front.
- All fitted kitchen appliances included.
- Upvc soffit and fascia .
- Quality fixtures and fittings throughout.
- Within short walking distance of local restaurants, church, school, supermarket, bars, Grand Canal greenway and GAA Club.
- Just a few minutes' walk to the train station with quick access to Heuston and Connolly Stations.
- Close to bus stop for buses to Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the M7/N7.and Connolly Stations.

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OUTSIDE The very private garden to rear features a large patio, the perfect spot for outdoor dining, easily accessed from the hall or living room. A raised and railed area includes a low maintenance synthetic lawn encircled with flower beds.

DIRECTIONS

On entering Sallins, from the Naas side, cross over the canal bridge, and take the second right onto Chapel Lane. This house will be the first one on your left.





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