

For Sale

Asking Price: €545,000

**Sherry
FitzGerald**
O'Reilly



116 Sallins Bridge,
Sallins,
Co. Kildare,
W91 A0D4.

BER C2

sherryfitz.ie



Sherry Fitzgerald O'Reilly welcome you to 116 Sallins Bridge, a truly spacious 4 bedroomed home with large garden, set within this highly sought-after development in the heart of Sallins Village. Perfect for the growing family, this home offers many reception rooms and generous accommodation. This property boasts the advantage of approved planning permission for a two-storey extension, a project already successfully completed by several neighbours. Downstairs, this extension will add a sunroom, bedroom and wet room, and upstairs- another bedroom, bathroom and walk in wardrobe.



Sallins Bridge 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 canal greenway walks. 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 Train Station which services Heuston Station and the Docklands, and it's a 5-minute drive to the N7/M7 Junctions.



The well-proportioned accommodation in this lovely property briefly comprises - downstairs – entrance hallway, sitting room, kitchen/dining/living room, family room, utility room. guest wc. Upstairs: 4 bedrooms (one en-suite), family bathroom.

Accommodation

Porch 2.74m x 0.88m (9' x 2'11"): With uPvc double doors and porcelain tile floor.

Entrance Hallway 4.81m x 2.02m (15'9" x 6'8"): The bright entrance hall boasts elegant panelling to walls and a laminate oak floor. With understairs storage and carpet laid to stairs.

Sitting Room 5.43m x 3.76m (17'10" x 12'4"): This is a generous room to front featuring bespoke fitted cabinets either side of the hearth and a cast iron fireplace with open fire.

Kitchen/Dining/Living Room 6.2m x 5.92m (20'4" x 19'5"): This is a wonderful expansive space to the rear of this home, offering garden views and lots of light. The kitchen is fitted with a selection of hand painted custom cabinets with solid doors, and incorporating display cabinets and a wine rack. Included are a dishwasher, fridge freezer, double oven and ceramic hob, and the floor is tiled in a practical porcelain tile. In the living area are fitted storage units, a laminate floor and French doors leading to the patio outside.

Family Room/Bedroom 4.12m x 3m (13'6" x 9'10"): Currently used as a bedroom, this is a bright, versatile space with access from the Kitchen. It has an oak laminate floor and views to front.

Utility Room 2.89m x 1.65m (9'6" x 5'5"): The utility is fitted with cabinets, a worktop and fridge freezer. It is plumbed for a washing machine and a tumble dryer. With tiled floor, attic access and back door to garden.

Guest WC 1.53m x 0.8m (5' x 2'7"): With wc and wash hand basin.

Upstairs

Landing 4.38m x 1.45m (14'4" x 4'9"): The landing is floored in carpet, has a hot press off and access to attic.

Bedroom 1 5.1m x 3.12m (16'9" x 10'3"): This is a very spacious double bedroom to front with feature panelling, a great selection of fitted wardrobes and a laminate wood floor.

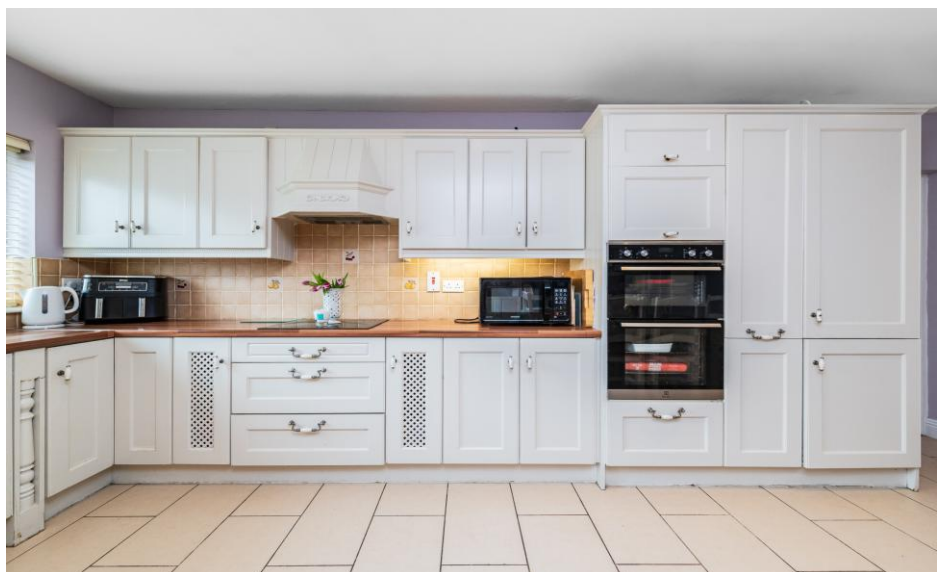
En-Suite 2.2m x 1.98m (7'3" x 6'6"): The en-suite includes a shower cabinet, wc, vanity and heated towel rail. With tiling to walls.

Bedroom 2 3.85m x 2.9m (12'8" x 9'6"): Bedroom 2 is a double room with rear view. It is floored in an oak laminate and fitted with wardrobes.

Bedroom 3 4m x 2.95m (13'1" x 9'8"): With views over the back garden, bedroom 3 is a double room with fitted wardrobes.

Bedroom 4 2.88m x 2.37m (9'5" x 7'9"): This is a single room to front with a new laminate wooden floor and fitted wardrobes.

Family Bathroom 2.17m x 1.88m (7'1" x 6'2"): The bathroom is fully tiled to floor and walls and comprises a wall hung wash basin, wc and bath.





Special Features & Services

- Built circa 2000.
- Extends to a generous 132m2 approximately of accommodation.
- Approved planning permission for large extension.
- Cul de sac setting beside green area.
- Natural gas central heating.
- Low maintenance exterior.
- Upvc double glazed windows.
- uPvc soffit and fascia.
- All curtains, blinds, light fittings and listed appliances included.
- Fitted security alarm and sensor lighting.
- Spacious garden to front, in lawn with a laurel hedge and parking for three cars on the pristine cobblelock drive.
- Large southeast facing rear garden in lawn with lots of shrubs and trees and with 2 wooden sheds.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club and primary school and just a seven-minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- Short drive to the Monread Shopping Centre.
- 10-minute walk to the Commuter train with access to Heuston station and the Docklands. Close to bus stop for 139 bus to Maynooth University, Intel Leixlip and TUD Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.

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Outside: The front garden is in lawn, with laurel hedging offering privacy. The cobblelock drive offers generous off street parking and a cast iron gate. The back garden of number 116 is very spacious with an extensive lawn. It is planted with birch trees to rear, a wonderful magnolia tree, photinia and wedding bouquet to name a few, all providing colour and texture all year long. With gated side area, 2 wooden sheds and an outdoor tap.



NEGOTIATOR

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DIRECTIONS:

Entering Sallins from Naas, proceed through the village until the traffic lights after the petrol station. Sallins Bridge is just after the lights, on the right-hand side. Turn into the estate. Take the first right. Follow the road past a green area. Continue straight, then follow the road left into the cul de sac. Number 116 will be on the right-hand side.

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