



*64 Willouise, Sallins, Co. Kildare, W91 PP7V.*

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Sallins, Co. Kildare,  
W91 PP7V.***

***A most impressive 4  
bedroomed family home in the  
picturesque village of Sallins!***

***€580,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O'Reilly are delighted to welcome you to 64 Willouise, a most impressive 4 bedroomed family home in the picturesque village of Sallins. This stunning property is ideally positioned within the much sought after Willouise estate nestled alongside the Grand canal. Number 64 is a beautifully appointed home which has been exquisitely decorated with a discerning eye and boasts superior fixtures and fittings throughout. The current owners have enhanced their outdoor space, with a purpose-built utility room and a versatile gym and office space adding practical value, while the professionally designed and landscaped garden offers relaxation areas on two levels featuring an attractive pergola and extensive, low-maintenance composite decking.

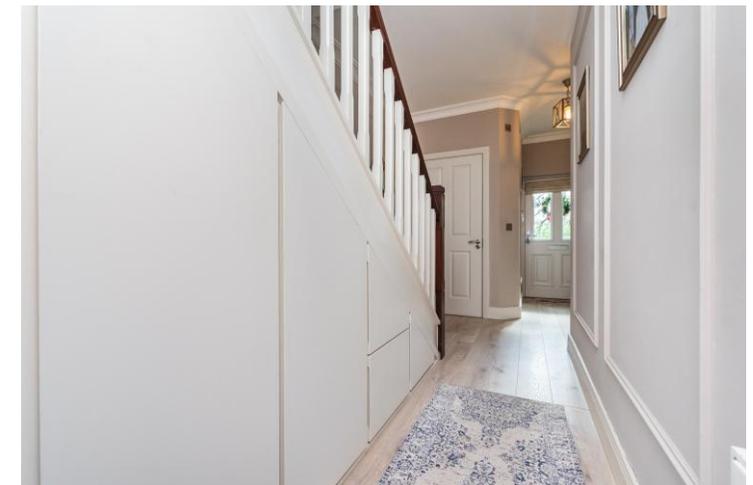
Willouise is conveniently located just a short walk from Sallins' many amenities- shops, bars, award winning restaurants, creches, primary school, playground, canal greenway walks and GAA club. Naas is just a few minutes away with its many boutiques, restaurants, bars, theatre, cinema, hospital, schools and leisure facilities.

Ideally located for the commuter, is just a short walk to the Arrow Rail Station and a few minutes' drive to the N7/M7 Junction.

This superb property offers wonderfully well-proportioned accommodation, comprising hallway, sitting room, kitchen/dining/living room, guest WC. First floor 3 bedrooms (one with en-suite), and a family bathroom. Second floor – master bedroom with en-suite and dressing room. Outside – utility room, home gym and office space.

**Entrance Hall** 7.32m x 2.81m (24' x 9'3"): The hallway features tasteful panelling to walls and a quality oak laminate underfoot. It offers bespoke understairs storage with drawers and cupboards and a large hotpress.

**Sitting Room** 5.34m x 3.65m (17'6" x 12'): This is a bright and elegant room, full of natural light, with a large window to front and convenient pocket doors to the kitchen. Beautifully appointed, the focal point is a marble fireplace with a contrasting granite hearth, inset quartz tiling and a cosy solid fuel stove. Either side of the hearth are custom built units, with a sideboard to one side and a dedicated TV unit on the other with both drawers and mirror backed open shelving. Overhead is a superb light fitting and underfoot a laminate oak floor.





**Walk-in Coffee Station** 2.17m x 0.77m (7'1" x 2'6"): The former utility room has been transformed into the perfect coffee station, with bifold doors to enter, worktops and storage units on both sides, panelled walls and shelving all around.

**Kitchen/ Dining/Living Area** 6.67m x 6.42m (21'11" x 21'1"): This is a substantial, light filled room of dual aspect with a large roof light overhead. Large sliding doors with bespoke voile curtain fill the rear of the room and seamlessly connect the kitchen with the garden. A bay window to the side further illuminates the space and it features a delightful bespoke window seat with integrated storage. The living area boasts a newly fitted, bespoke corner unit, providing storage with presses and open shelving incorporating a TV point.

The kitchen offers both style and practicality, fitted with a vast array of elegant shaker style cabinets, topped with a wonderful Carrara quartz worktop and with an antique mirrored splashback. An extra-large island, painted in distinguished Farrow & Ball Hague Blue, provides generous seating and storage, and cleverly integrates side-by-side freezers, a dishwasher, and an undermount sink. Integrated appliances in the kitchen include a full-size fridge, microwave, induction hob, and oven. Further storage, a convenient larder press, with shelving, drawers and baskets includes internal lighting and sockets. Two striking lantern pendants illuminate the island, complemented by numerous spotlights throughout the room. A practical tiled floor completes this impressive space.



**Guest WC** 1.45m x 1.31m (4'9" x 4'4"): The stylish guest wc features a porcelain tile floor, panelling to walls, WC and wall hung vanity with gold fittings.





## Floor 1

**Landing** 4.91m x 2.72m (16'1" x 8'11"): With quality carpet floor and panelling to walls.

**Bathroom** 2.84m x 1.7m (9'4" x 5'7"): The family bathroom comprises a stylish suite of bath with overhead rainfall shower, wash basin, wc, led mirror and heated towel rail, and is finished in beautiful porcelain tile.

**Bedroom 2** 5.04m x 3.41m (16'6" x 11'2"): This is a bright and spacious double bedroom to front offering considerable storage with fitted wardrobes, shelving and dressing table.

**En-Suite** 1.91m x 1.43m (6'3" x 4'8"): The sleek en-suite is fully tiled and fitted with wc, wash basin, quadrant shower, heated towel rail and LED mirror.

**Bedroom 3** 3.77m x 2.78m (12'4" x 9'1"): Bedroom 3 is a comfortable double room to rear with fitted wardrobes and carpet floor.

**Bedroom 4** 3.51m x 2.71m (11'6" x 8'11"): This is a cosy room with rear aspect. It features panelled walls, fitted wardrobes and shelving.







## Floor 2

**Bedroom 1** 5.22m x 4.24m (17'2" x 13'11"): The luxurious master bedroom is most generous and features a soft carpet and twin chandeliers. A practical built in TV unit with open shelving and cupboards completes this space.

**En-Suite** 2.7m x 1.81m (8'10" x 5'11"): The sizeable en-suite benefits from a custom vanity unit with twin wash basins, wc and a spacious shower cubicle complete with recessed niches and a rainfall shower. The space is elegantly tiled in porcelain, with a striking feature tile design within the shower.

**Dressing Room** 2.74m x 1.83m (9' x 6'): Fitted with hanging rails, shelving and drawer storage, this dressing room also fits in a desk unit.



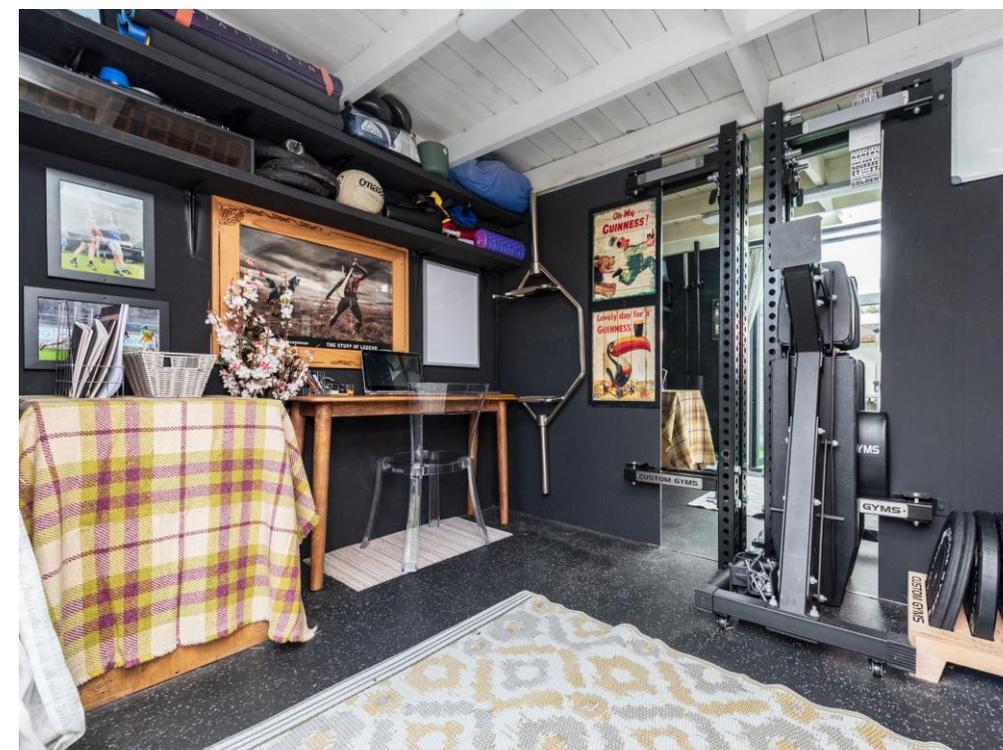


## Special Features

- Beautifully presented family home finished to an exceptional standard.
- Extends to a generous 170m<sup>2</sup> of accommodation.
- Built 2019.
- High Speed Fibre Broadband.
- Gas fired zoned heating with Hive remote control system.
- Solar panels for water heating (connection in situ for Bord Gáis Next Gen microgeneration system).
- Superior quality curtains, carpets, light fittings and roman blinds included
- Bespoke fixtures and fittings throughout.
- Purpose built utility room and home gym outside.
- Low maintenance, southeast facing, split level rear garden with composite decking with a microshade batten privacy boarder and synthetic lawn.
- Cobblelock drive with off-street parking for 2 cars.
- All fitted kitchen appliances included.
- uPvc double glazed windows, uPvc soffit and fascia.
- Motorised roller blind on living room window.
- Premium full cassette electric awning in garden on ground level
- Stylish bathrooms with contemporary sanitaryware.
- Fitted with Go Connect intruder alarm system with Geofencing.
- Overlooking green area and the Grand Canal.
- Willouise is only a few minutes drive from Naas Golf Club and Palmerstown House Golf Club.
- The new Grand Canal greenway is adjacent and is a wonderful addition to the area.
- Close to the on-site creche and a 5 minute walk to the local National School.
- 8 minute walk to Sallins train Station with access to Heuston station and the Docklands. Close to bus stop for buses to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 interchanges 9 and 9A.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club and playground and just a 10-minute drive to busy Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.

**Outside - Utility Room 2m x 2m (6'7" x 6'7"):** The recently completed utility has been fitted with a range of storage, undermount sink, pull out and basket shelves. It includes washing machine and tumble dryer at a practical height. It is finished with a stylish oak laminate floor and panelled walls painted in a striking Inchyra blue.

**Gym 3.55m x 2.33m (11'8" x 7'8"):** This is a great addition to the home, a versatile space which is fully insulated to walls and floor. It includes electricity, shelving and 20mm rubber gym flooring. Micro batten cladding unites the exteriors of the utility room and gym and complements the micro battens above the surrounding garden walls.





**Gardens** To front there is parking off street for two cars on the cobble lock drive. The back garden is super low maintenance, with a synthetic lawn and composite decking, offering spaces to relax on two levels. Outside the back door, the decked area is shaded by a remote-controlled awning. Beside the steps are the raised planters filled with heathers, ivy and cordyline. On the upper level a delightful pergola defines the dining area. The side access is gated and includes a small shed and a fold up washing line canopy.

**Directions** Sallins, go over the Canal bridge and take the right-hand turn, passing Lock 13. Follow the road past the GAA club and Willouise will be just on the right. On entering the estate, turn right, follow the road left, take the next left and number 64 is the third house on your left, facing the green area.

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