



80 Willouise, Sallins, Co. Kildare, W91 F88F.

***80 Willouise,
Sallins, Co. Kildare,
W91 F88F.***

***A superb 4 bedroomed
detached family home located
in the charming village of
Sallins!***

€649,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are proud to introduce 80 Willouise, a superb 4 bedroomed detached family home located in the charming village of Sallins. This impressive property enjoys a prime position on an elevated site within the beautifully maintained Willouise estate, which gently slopes down to the Grand Canal.

Set over three levels, this home is beautifully appointed and features high quality fixtures and fittings throughout. It can boast a fantastic A2 Ber rating with high levels of insulation and an efficient air-to-water heating system. Outside, the current owners have created a wonderfully private split-level garden with a bespoke decking and seating area.

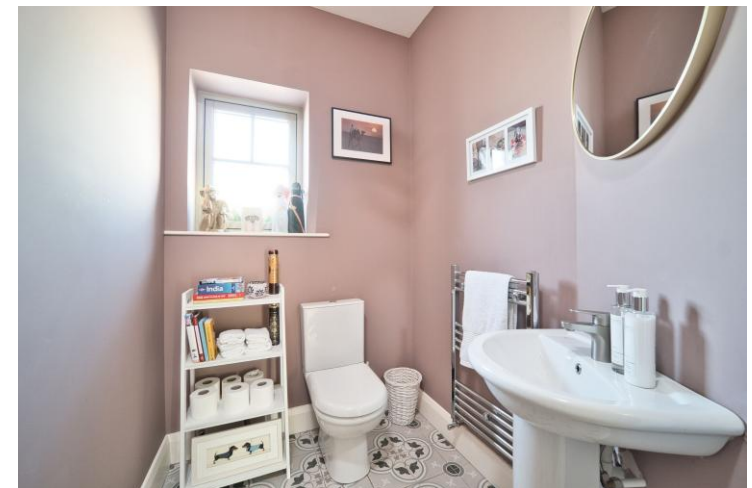
Willouise is perfectly positioned for modern living, within easy walking distance of Sallins' vibrant array of amenities. It offers quick access to shops, bars, award-winning restaurants, creches, primary school, playground, Grand canal greenway walks, and the GAA club. The bustling town of Naas is also just minutes away, offering an even wider selection of boutiques, restaurants, bars, theatre, cinema, hospital, schools, and leisure facilities. From here, commuters will appreciate the short walk to the train station and the easy drive to the N7/M7 Junction.

The accommodation in this impressive property comprises a welcoming hallway, a comfortable sitting room, a spacious open-plan kitchen/dining/living room, and a guest wc on the ground floor. The first-floor features 3 generous bedrooms (one with an en-suite), and a family bathroom. On the second floor you will find a sizeable bedroom, complete with en-suite and dressing room.

Entrance Hallway 6.2m x 1.84m (20'4" x 6'): The welcoming hallway is floored in a quality engineered oak, with an attractive herringbone runner to stairs.

Sitting Room 5.1m x 3.37m (16'9" x 11'1"): This is a generous and comfortable room, complete with an oak floor and double doors that lead directly to the dining area

Guest WC 1.68m x 1.45m (5'6" x 4'9"): The guest wc features an encaustic design porcelain tile floor, wc, wash basin and heated towel rail.



Kitchen/Living/Dining Area 6.92m x 5.34m (22'8" x 17'6"): Bathed in natural light from overhead Velux windows, this substantial, open-plan room is wonderfully bright and airy. French doors provide a seamless link from the kitchen to the garden, extending the living space outdoors. The kitchen perfectly blends style and practicality, featuring a vast array of timeless shaker-style cabinets created by Ashfield Kitchens, all beautifully complemented by a Carrara quartz worktop. The generous island is perfect for casual dining, offering ample seating and storage, and it is complete with an integrated dishwasher, Belfast sink, wine rack, and bookcase. Also included are the integrated appliances - a larder fridge, freezer, combi oven, induction hob, and oven. Underfoot, a practical tiled floor completes this stunning space.

Utility Room 1.82m x 1.51m (6' x 4'11"): The utility houses the Joules tank. It has a tiled floor and shelving and is plumbed for a washing machine.





Floor 1

Landing 3.8m x 2.1m (12'6" x 6'11"): With carpet floor.

Bedroom 1 5.36m x 3.08m (17'7" x 10'1"): This is a spacious double room with carpet floor. It benefits from two rear facing windows which offer lovely views over the countryside and the Dublin mountains.

En-Suite 2.11m x 2.03m (6'11" x 6'8"): The en-suite is fitted with wc, vanity with bowl, led mirror, quadrant shower cabinet with rainfall showerhead and heated towel rail. Porcelain tiling to floor and shower.

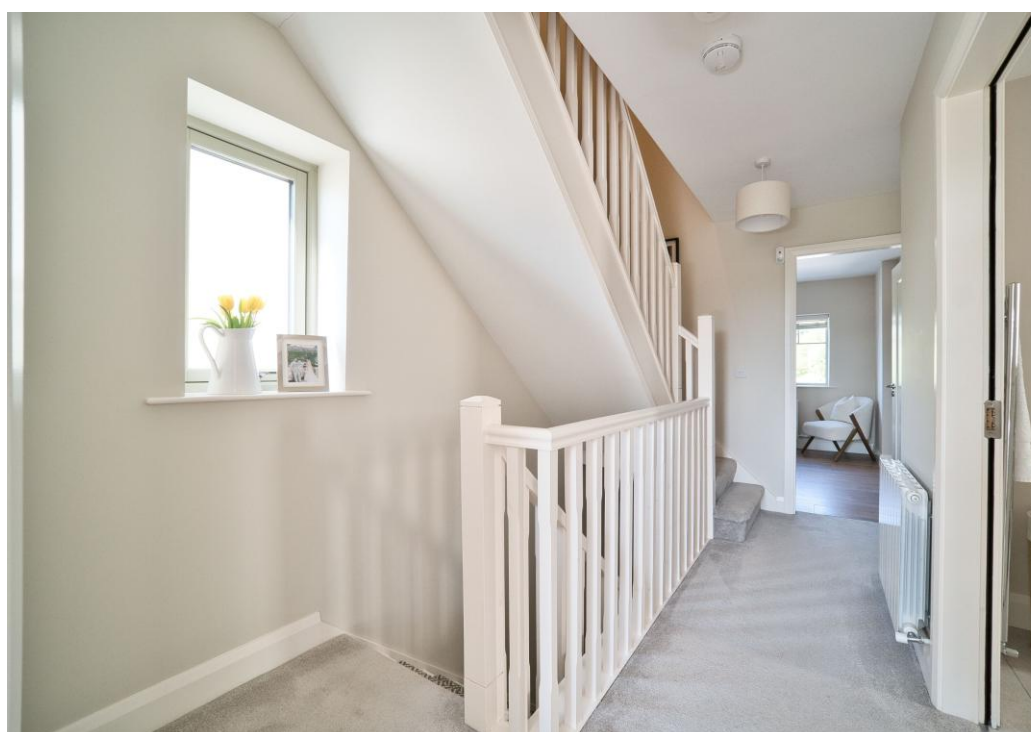
Bedroom 2 3.46m x 2.72m (11'4" x 8'11"): With front aspect, this is a generous double room with carpet floor.

Bedroom 3 2.5m x 3.17m (8'2" x 10'5"): This double room is floored in an oak style laminate, and is currently used as an office.

Family Bathroom 3.16m x 1.7m (10'4" x 5'7"): The bathroom combines a bath, wc and washbasin with heated towel rail and tiled floor.







Floor 2

Landing 1m x 0.95m (3'3" x 3'1"): With carpet floor.

Bedroom 4 5.5m x 4.2m (18'1" x 13'9"): This is a large bedroom with a dormer window, access to attic and luxury carpet floor.

Walk in Wardrobe 5.36m x 1.44m (17'7" x 4'9"): With carpet floor.

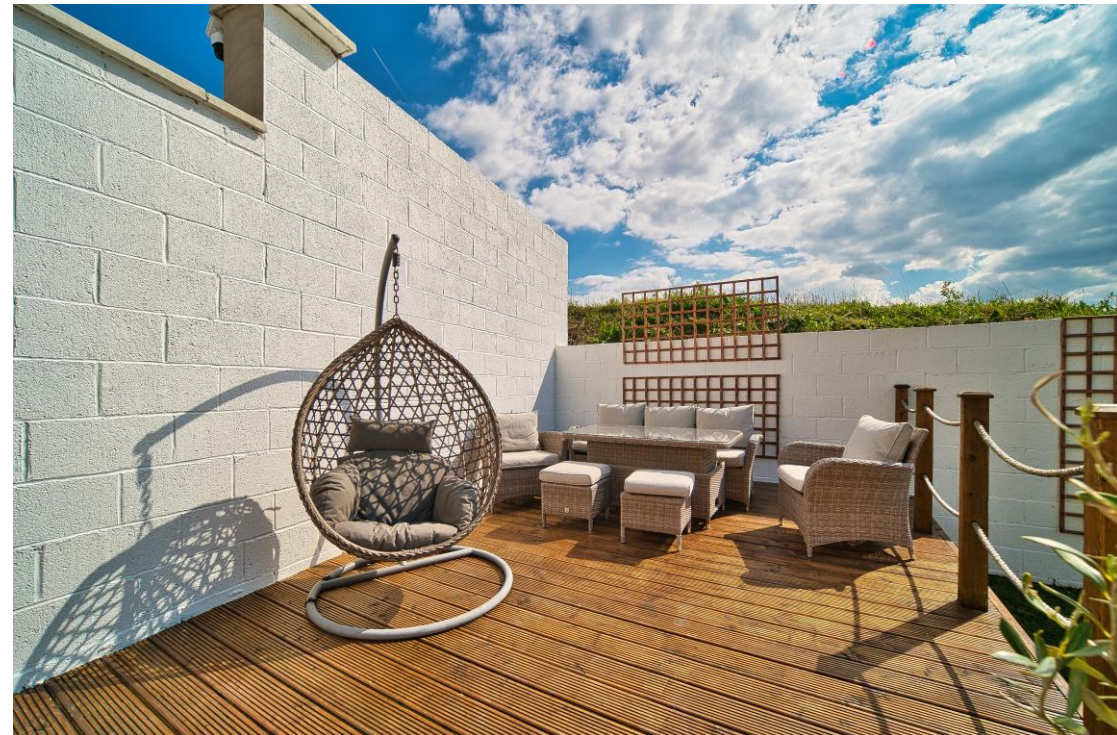
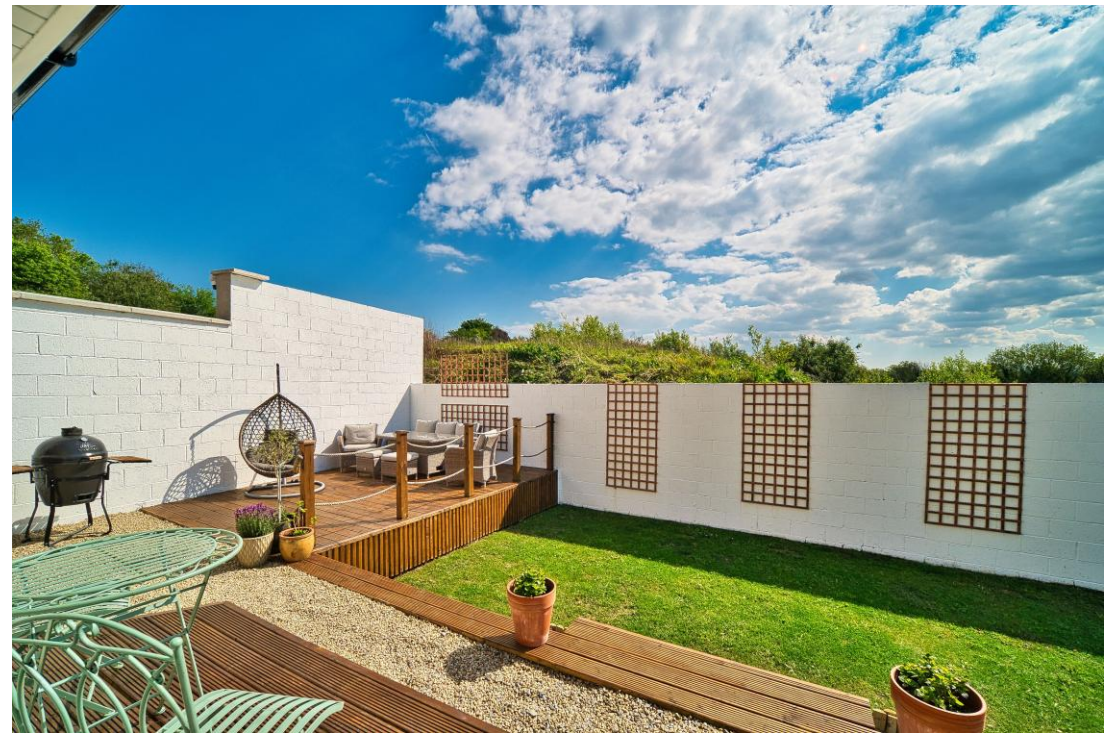
En-Suite 2 2.87m x 1m (9'5" x 3'3"): Comprising a washbasin, wc, heated towel rail, shower unit and led mirror, the ensuite is finished with metro tiles to shower and porcelain tiling to floor.

Outside To front, the granite and gravel drive can accommodate two cars off street. Gated access on both sides will bring you to the rear garden. The rear garden is set on two levels. Outside the French doors is a gravel patio area, and to side, a large deck offers a sunny spot to relax or entertain. Steps down take you to the lush lawn with beds filled with lavender. With outdoor taps and power sockets for convenience.



Special Features & Services

- Built circa 2022.
- Extending to a generous 165m² approximately of accommodation.
- Air to water heating system.
- uPvc double glazed windows.
- uPvc soffit and fascia.
- A2 energy rating.
- Phone Watch alarm system.
- Hard wired for CCTV.
- Wiring in place for car charger.
- Carpets, blinds and most light fittings included.
- Gravel and granite drive with off-street parking for 2 cars.
- Rear garden with large deck area, lawn and gated access to both sides.
- Outside tap and sockets.
- All fitted kitchen appliances included.
- Stylish bathrooms with contemporary sanitaryware.
- Low maintenance brick and render exterior.
- Shaker style doors throughout.
- On-site creche and a 10-minute walk to the local national school.
- Ten-minute walk to Sallins train Station with access to Heuston and Connolly Stations. 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 a variety of shops, restaurants, bars, GAA club and playground and just a 10-minute drive to Naas town offering an array of boutiques, shops, schools, restaurants, cinema, theatre and sporting amenities.





DIRECTIONS In 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 left and follow the road to the end of the cul de sac where you will see number 80.

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