

# For Sale

Asking Price: €320,000

**Sherry  
FitzGerald**  
O'Reilly



18 Sallins Pier,  
Sallins,  
Co. Kildare,  
W91 A092.

**BER** C1

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



Sherry FitzGerald O'Reilly are delighted to bring to market 18 Sallins Pier, a fantastic 2 bedroomed mid-terrace home perfectly situated in a quiet cul-de-sac within a sought-after, family-friendly estate in Sallins Village.

This property offers excellent convenience as it is within easy walking distance of Sallins' many amenities, including local shops, bars and restaurants, the primary school, creches, the Grand Canal Greenway, the local playground, and the GAA Club. It is close to Monread Shopping Centre as well as the bustling county town of Naas, conveniently located just a few minutes' drive away. Naas is known for its wide array of boutiques, restaurants, retail parks and many sporting and leisure facilities such as rugby, golf and racing.

For the commuter, the location is perfect. The Rail Station servicing Dublin's Heuston Station and the Docklands, is just a short walk away. For drivers, the N7/M7 Junction is only a few minutes' drive, offering rapid access to the road network.

The accommodation in this lovely home briefly comprises – hall, sitting room, kitchen/dining room, guest wc. Upstairs- 2 bedrooms (one en-suite) and bathroom. The large attic space has good height and offers the opportunity for a conversion to a third bedroom.





## Accommodation

**Hallway** 5.58m x 1.61m (18'4" x 5'3"): The welcoming hallway is laid with a fine laminate oak floor.

**Sitting Room** 4.16m x 3.32m (13'8" x 10'11"): This is a bright and cosy room with a box bay window and an engineered oak floor. It boasts a superb cast iron fireplace with an inset gas fire.

**Kitchen** 4.51m x 3.39m (14'10" x 11'1"): The bright kitchen, offering a pleasant view of the garden, is fitted with a range of classic beech Shaker-style cabinets complemented by a tiled splashback. The space is finished with a practical tiled floor, and French doors provide access to the garden. Included are an oven, ceramic hob, dishwasher, fridge/freezer, and washing machine.

**Guest WC** 2.82m x 1.8m (9'3" x 5'11"): The guest wc includes wc and wash basin and has tiling to floor and splash.

**Landing** 4.52m x 1.82m (14'10" x 6'): The landing has a carpet floor and attic access.

**Bathroom** 3.52m x 1.7m (11'7" x 5'7"): The bathroom comprises - wash basin, wc and bath with overhead electric shower. Porcelain tiling is laid to the floor and surrounds. With hotpress off.

**Bedroom 1** 4.52m x 4.43m (14'10" x 14'6"): This is a spacious double bedroom with front view through a box bay window. With fitted wardrobes and carpet floor.

**En-Suite** 2.66m x 1.15m (8'9" x 3'9"): The en-suite includes a shower enclosure with electric shower, wc and wash basin, extractor fan and storage cabinet. With tiling to floor, shower and splashback.

**Bedroom 2** 3.48m x 2.74m (11'5" x 9'): This is a double bedroom with rear view, fitted wardrobes and carpet floor.

**Outside** To front the garden is in lawn and a cobblelock drive can accommodate 2 cars off street. French doors lead from the Kitchen to the back garden with a southwest facing patio and lawn.





### Special Features & Services

- Built circa 2002.
- Extends to 81m<sup>2</sup> approximately.
- Gas fired central heating.
- Upvc double glazed windows.
- Cobblelock drive with off street parking for two cars.
- Alarm system.
- Rear garden in lawn, with paved patio and many shrubs.
- Listed appliances included.
- All light fittings and blinds included.
- Short walk to commuter rail line, shops, bars, restaurants, canal walks, creche and school.
- Short drive to M7/N7 interchange.
- Just a few minutes from Naas with its many shops, restaurants, schools and sporting facilities.

**BER** BER, C1 BER No. 106785520.











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#### NEGOTIATOR

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#### 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 Osberstown Park. Continue straight onto Sallins Wharf. Turn left keeping on Sallins Wharf. Keep straight into Sallins Pier. Turn left to stay on Sallins Pier, turn left again, then right and Number 18 will be on the right in the cul de sac.

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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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