

FOR SALE BY PRIVATE TREATY



3 BEDROOM SEMI DETACHED HOUSE

**8 THE WAY,
SALLINS PARK,
SALLINS,
CO. KILDARE**

GUIDE PRICE: €210,000

DESCRIPTION

No. 8 The Way is located in a quiet cul-de-sac to the rear of Sallins Park. This 3 bedroom semi detached house extends to circa 95 sq.m (1,022 sq.ft) and was constructed in 1998. It benefits from gas fired central heating, gated side access and a large rear garden which is not overlooked. Cosmetic renovations will be required.

The property is excellently positioned within walking distance of local Restaurants, Pubs, Schools and public transport facilities including the Commuter Rail Service at Sallins providing convenient access to Dublin. There is also a bus route on Main Street, Train Service at Sallins and M7 Motorway access at Junction 9. The new Kerry Foods facility is within a short drive of the property as are a host of shops including Tesco, Aldi, Lidl, Supervalu, Woodies DIY, B&Q, Argos, Smyths Toys, Harvey Norman, Power City to name a few.



ACCOMMODATION:

Hall:	5.83m x 1.1m	With laminate flooring.
Kitchen/ Diningroom: (L-Shaped)	5.66m x 5.37m	With tiled floor, Built-in ground & eye level units, stainless steel sink with tiled splashback and sliding patio doors to rear garden.
Utility:		With tiled floor, plumbed.
Sitting room	4.2m x 4m	With laminate floor, feature fireplace and coving.
Bedroom 1:	4.33m x 3.24m	With laminate floor and built-in wardrobes.
En-suite:		With w.c., w.h.b. and electric shower.
Bedroom 2:	2.88m x 2.5m	With laminate floor.
Bedroom 3:	2.88m x 2.75m	With laminate floor.
Bathroom:		Fully tiled with w.c., w.h.b., bath with shower attachment.
Hot Press:		Shelved with immersion.

SPECIAL FEATURES

- PVC Double Glazed Windows
- PVC Fascias & Soffits
- Gas fired central heating
- Brick/dashed exterior

OUTSIDE:

Off street parking, wooden deck to rear, large rear garden (not overlooked), outside tap.



SERVICES:

Mains water, mains drainage, gas fired central heating and refuse collection.

CONTACT DETAILS:

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PRICE: €210,000

BER: D1 BER NO:109043356

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



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