

# For Sale

Asking Price: €550,000

**Sherry  
FitzGerald**  
O'Reilly



244 Oldbridge Station,  
Osberstown,  
Naas,  
Co Kildare,  
W91 N4A4.

BER A3

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





Sherry FitzGerald O'Reilly are delighted to present 244 Oldbridge Station, a 4 bedroomed semi-detached home set in an enviable location in Sallins village.

This is a light filled, superbly spacious home, perfectly suited for the modern family. It is laid out over three levels and features home energy efficiencies and top quality fixtures and fittings. In a cul de sac setting, this home is not overlooked to rear. It is perfectly situated beside an open green space, one of the many in this well maintained estate.

This lovely home is conveniently located just a short walk from Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, canal-side walks and GAA club. The bustling town of Naas is just a few minutes' drive away offering boutiques, restaurants, secondary schools, retail parks and a large range of leisure facilities.

Number 244 is ideally located for the commuter, as it is just a five minute walk to the Arrow Rail Station and a few minutes' drive to the N7/M7 at Junctions 9 or 9A. The well-proportioned accommodation in this fine property briefly comprises entrance hallway, guest wc, sitting room, kitchen/dining/living room, First floor 3 bedrooms (1 en-suite), family bathroom, Second floor – master bedroom and en-suite.



## Accommodation

**Entrance Hall** 5m x 2.23m (16'5" x 7'4"): This is a bright and welcoming hallway. It has understairs storage, porcelain tile floor and carpet stairs.

**Sitting Room** 5.28m x 3.85m (17'4" x 12'8"): The spacious sitting room has an oak laminate wooden floor and an attractive granite fireplace with inset fire.

**Kitchen/Dining/Living Room** 6.34m x 3.8m (20'10" x 12'6"): The expansive kitchen/dining/Living room boasts a large range of cream storage cabinets and soft close drawers with a mosaic style splashback. It incorporates a double oven, gas hob, dishwasher, microwave and fridge freezer. This is a bright and sunny room of dual aspect, with French doors leading to the side patio.

**Guest WC** 1.68m x 1.4m (5'6" x 4'7"): With WC, WHB and porcelain tiled floor.

**Floor 1 - Landing** 4.1m x 2.3m (13'5" x 7'7"): The bright landing has a carpet floor and hotpress off.

**Bedroom 2** 4.24m x 3.65m (13'11" x 12'): This spacious double bedroom features a range of built-in wardrobes and a carpet floor.

**En-Suite** 2.5m x 0.9m (8'2" x 2'11"): With WC, wash basin and shower. The floor and shower are tiled in porcelain tile.

**Bedroom 3** 3.81m x 2.8m (12'6" x 9'2"): With rear view, this large double room has a carpet floor and a selection of fitted wardrobes.

**Bedroom 4** 3.3m x 2.67m (10'10" x 8'9"): This double bedroom has a side view. It has a carpet floor and built-in wardrobe.

**Bathroom** 2.3m x 1.7m (7'7" x 5'7"): The family bathroom is attractively tiled and includes WC, vanity unit, bath with overhead shower and a heated towel rail.

**Floor 2 - Landing** 1.22 x 1m (1.22 x 3'3"): With carpet to floor and stairs.

**Bedroom 1** 17.33m x 4.94m (56'10" x 16'2"): This is a substantial room with dormer window to front and Velux window to rear. The floor is laid to carpet and the room is fitted with a selection of wardrobes.

**Ensuite** 2.25 x 1.45m (2.25 x 4'9"): The ensuite includes WC, wash basin, and shower unit with Triton electric shower. The floor and shower are tiled in porcelain.

**Outside** The driveway is lined with Portuguese laurel hedging and two large beds filled with shrubs such as viburnum and lavender. It is laid with cobble-lock with off street parking for four cars. The exterior has a low maintenance attractive brick and render finish. The back garden is not overlooked to rear. It has a wonderful, covered cobble lock patio to the side, with raised beds filled with lavender. The garden is in lawn, with a deck, ponds and wooden shed. It is planted with trees and shrubs such as weeping willow, alder and phormium.

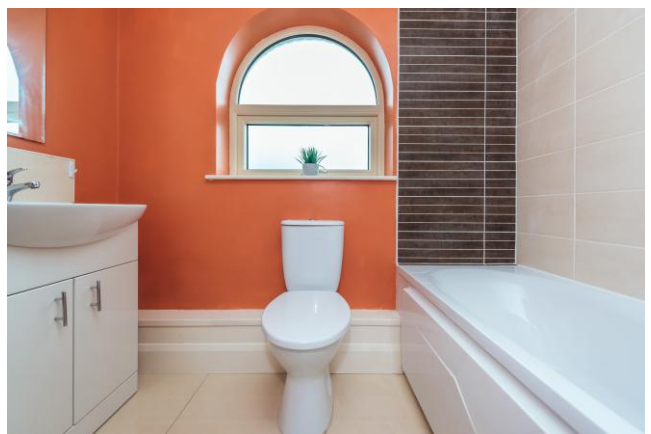






#### Special Features & Services

- Contemporary family home in a prime location.
- Built circa 2016.
- Extends to 144m<sup>2</sup> approximately.
- uPVC double glazed windows.
- uPvc soffit and fascia.
- Natural gas central heating.
- Solar panels for water heating.
- Low maintenance exterior.
- Quality fixtures and fittings.
- Not overlooked to rear
- All kitchen appliances included.
- All curtains, blinds and light fittings included.
- Cobblelock driveway with off street parking for 4 cars.
- Fitted alarm system.
- Rear garden in lawn with covered patio, raised beds, deck and ponds. Not overlooked.
- Large gated side entrance.
- 5 minute walk to the Arrow rail station with links to Heuston station and the Docklands.
- Within short walking distance of local school, restaurants, church, shops, bars, bus stop, GAA Club and the Grand Canal.
- Short drive to M7/N7 interchange.
- Fitted alarm system.
- Rear garden in lawn with covered patio, raised beds, deck and ponds.
- Not overlooked.
- Large gated side entrance.







#### NEGOTIATOR

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#### DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. After the next set of traffic lights, take the left turn into Oldbridge. Take the first right turn and follow the road into the cul de sac. Number 244 is the first on the left beside the green area.

**BER** BER A3, BER No. 108620014.

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