

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Reilly



9 The Way,  
Sallins Park,  
Sallins,  
Co. Kildare,  
W91 C6K2.

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





Sherry FitzGerald O'Reilly present, 9 The Way, Sallins Park, a 3 bedrooomed semi-detached home on a large corner site, in a family friendly estate in Sallins Village. This fine home has been recently updated, with new kitchen, bathrooms, front door and boiler. Its large gardens offer great potential for extension (subject to planning permission).

Sallins Park is beloved by families, who enjoy its large green areas and great sense of community. From here it is a short walk to the local school, GAA club, playground, restaurants, bars, shops and the Grand Canal greenway. Close by is the Monread Shopping Centre, and the busy town of Naas offers even more shops, retail parks, schools, restaurants, cinema, theatre and sports amenities. It is perfectly located for the commuter as it's just a short walk to the Arrow Rail Station which services Heuston Station and the Docklands, and it's a 5 minute drive to the N7/M7 Junctions.

Accommodation briefly comprises entrance hallway, sitting room, kitchen/dining /living room, utility. Upstairs 3 bedrooms (one en-suite) and family bathroom.



## Accommodation

**Entrance Hall** 5.95m x 1.6m (19'6" x 5'3"): The bright entrance hall has an oak laminate floor and carpet to stairs.

**Sitting Room** 4.23m x 4.1m (13'11" x 13'5"): The sitting room to front features a marble fireplace with wooden surround and both wall and ceiling lighting, with an oak laminate floor underfoot.

**Kitchen/Dining/Living Area** 5.62m x 5.35m (18'5" x 17'7"): This generous room has just been fitted with a lovely new shaker style kitchen in a grey tone with marble effect laminate worktop. It includes gas hob, oven, fridge freezer and new dishwasher and chimney hood. It is a lovely bright space of dual aspect with sliding doors to the patio, and a tile floor.

**Utility Room** 2.38m x 1.07m (7'10" x 3'6"): Fitted with a selection of shelves and presses, it houses the washing machine.

## Upstairs

**Lannding** 3.62m x 2.14m (11'11" x 7'): With carpet floor, hotpress off and access to part floored attic.

**Bedroom 1** 4.3m x 3.2m (14'1" x 10'6"): This is a spacious double bedroom with rear view. It has a selection of fitted wardrobes and shelving and a laminate wood floor.

**En-Suite** 2.34m x 1m (7'8" x 3'3"): The en-suite is freshly renovated, with a new contemporary suite of low profile wc, vanity unit and shower, with tiling to shower and floor.

**Bedroom 2** 2.9m x 2.76m (9'6" x 9'1"): A double room to front with fitted wardrobes and headboard and new carpet floor.

**Bedroom 3** 2.9m x 2.5m (9'6" x 8'2"): This is a single room with front view and a new carpet floor.

**Bathroom** 2.92m x 1.61m (9'7" x 5'3"): The bathroom has just been refurbished and now includes a modern wc, vanity unit, tiling and a new electric shower.

**Outside** To the front, the garden is in lawn with laurel hedging to one side, and there is off street parking for two cars in the driveway. The gated side passage brings you to the rear garden. On a corner site, the vast garden is in lawn, and stretches around the side and to the rear, surrounded by new fencing. With a new wooden shed 2.5m x 1.5m.

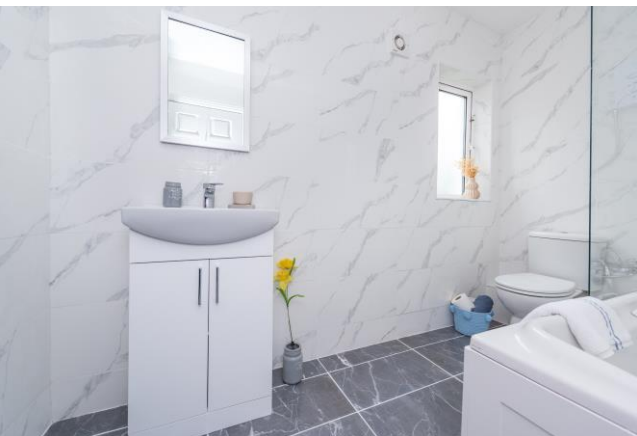






#### Special Features & Services

- Built in 1997 and extends to 94m<sup>2</sup> approximately.
- Upvc double glazed windows and new composite front door.
- Gas fired central heating with new boiler.
- Off street parking for 2 cars.
- Quiet cul de sac setting.
- Alarm system.
- uPVC fascia and soffits.
- Gated side access.
- Low maintenance brick and dash exterior.
- Recently refurbished contemporary bathrooms.
- Spacious garden to rear in lawn.
- Not directly overlooked.
- New carpets, new blinds included.
- All kitchen appliances included.
- New doors to all wardrobes.
- Freshly painted.
- All new fencing, side gate and garden shed.
- A short stroll to Sallins Village with its selection of shops, restaurants, school and canalwalks.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre and many sporting facilities.
- A 10 minute walk to the Arrow commuter train with access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel Leixlip and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.







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**NEGOTIATOR**

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**DIRECTIONS**

On entering Sallins village from the Naas side, pass over the two bridges and continue on the Clane Road. Take the right turn opposite Des Kelly Interiors and enter Sallins Park. Follow the road passing a large green area on the right, and keep following this road around past another green area on the left, into a cul de sac. Number 9 is on the left

**BER** BER C2, BER No. 104200282

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