

Residential

Coonan
PROPERTY



105 Sallins Pier, Sallins, Co. Kildare

- Immaculate B rated three bedroom home with extension to the rear 131 sq.m
- Accommodation comprises of hallway, guest w.c., living room, Kitchen/living room, dining room, three bedrooms with one ensuite and family bathroom
- Recently renovated kitchen/living room, bathrooms, hallway, landing, upgraded heating system, new boiler and extension roof and floors insulated
- Excellent standard presented with features such as solid oak floors, new carpets, quartz worktops, high quality integrated kitchen appliances and herringbone tile finish
- Approached by cobble lock drive with parking area for 2/3 cars and mature shrubs this home is located at the end of a quiet cul de sac, this property is an excellent location for young families with just a couple of minutes stroll from the host of amenities that Sallins has to offer
- Excellent transport links with the Arrow train station at Sallins and only a few minutes drive from Naas and all its amenities. The new Sallins bypass allows easy access to the M9 & M7 making commuting an easy option

PSRA No. 003764 coonan.com

3 bedroom
Semi-Detached
approx. 131 sq.m
(1400 sq ft)

Guide Price:
€395,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.77m x 6m	Solid oak flooring, front door with feature glass panelling, smoke alarm, house alarm and dado rail.
Guest W.C.	1.77m x 1.49m	Fully tiled, w.c., w.h.b., extractor fan and light fitting.
Living Room	3m x 4.86m	Solid oak flooring, feature fireplace with granite hearth with cast iron and marble surround, coving, t.v. point and bay window.



Accommodation

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Kitchen/living room **4.71m x 7.85m**

Herringbone tiled flooring, bespoke wall and floor units, quartz worktop, quartz upstand, integrated oven, electric hob, integrated fridge freezer, integrated dishwasher, integrated bins, composite sink, coving, two Velux window, vertical radiator and French doors leading to rear garden.

Dining Room **5m x 4m**

Solid oak flooring, coving, fitted cabinets plumbed for washing machine and gas boiler.



Accommodation

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1st FLOOR:

Landing	1.9m x 3.77m	Carpet, dado rail, hot-press and floored attic (suitable for conversion) access via stira staircase.
Master Bedroom	2.95m x 3.84m	Semi sold flooring, bay window, feature wall, fitted wardrobe, venetian blinds and light fitting.
Ensuite	1m x 2.92	Fully tiled, shower cubicle, w.c., w.h.b. with built in vanity unit, heated towel rail, recessed lights and extractor fan.



Accommodation

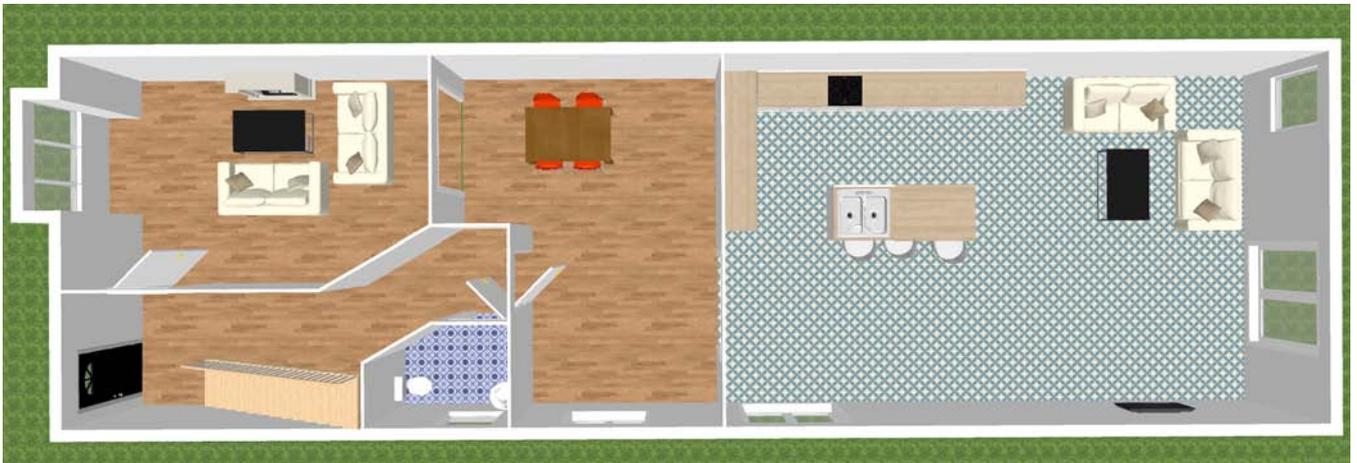
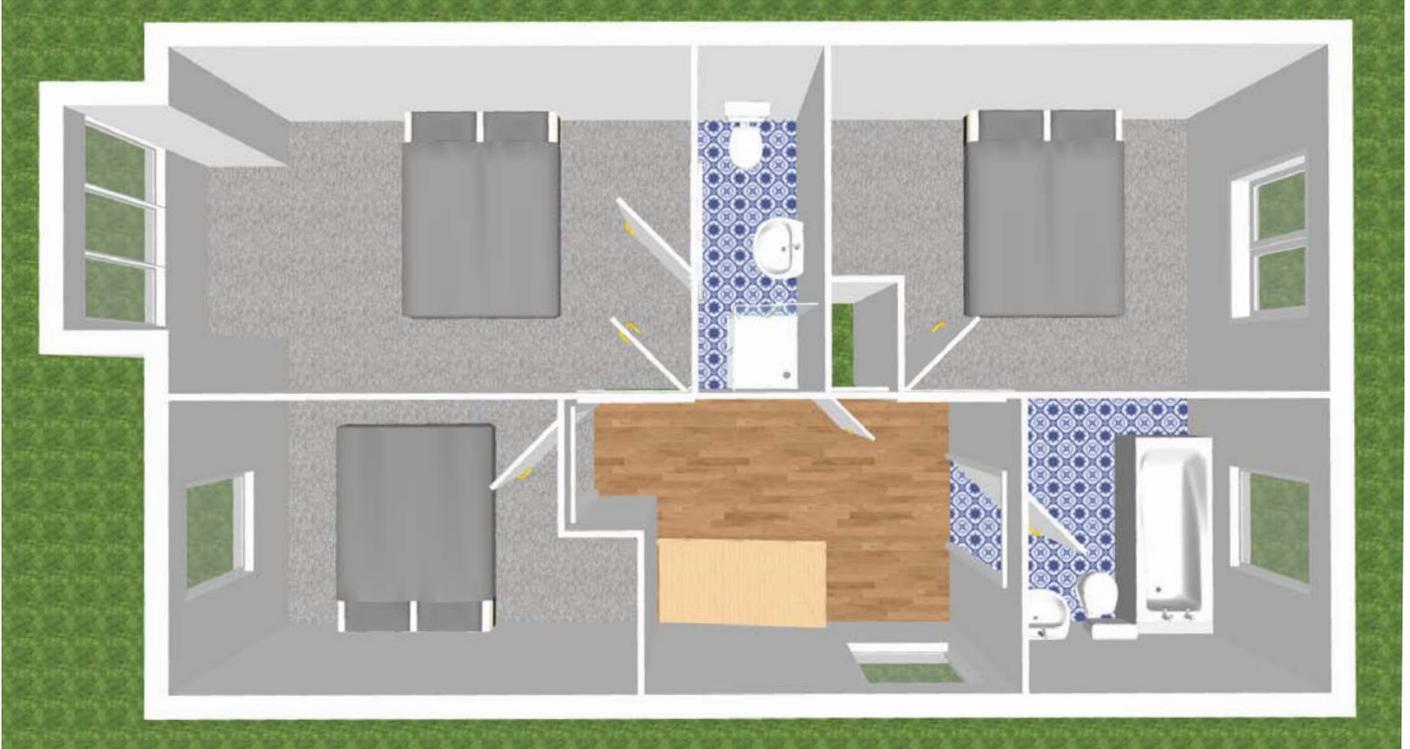


Bedroom 2	2.99m x 4.22m	Semi sold flooring, fitted wardrobes, additional shelving, venetian blinds and light fitting.
Bedroom 3	1.96m x 2.93m	Semi sold flooring, fitted wardrobes, additional shelving, panelling, venetian blinds and light fitting.
Bathroom	2.6m x 1.8m	Fully tiled, bath, w.c., w.h.b. with built in vanity unit, recessed lights, additional shelving and extractor fan.



Floor Plans

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Enclosed covered side entrance

Perspex glass, red brick wall, lights and solid wooden gate. venetian blinds and light fitting.



Garden

Two tier garden with patio area, sitting area, lawn, steel work shed (wired) and bike/turf shed.

Additional Information:

- New boiler fitted 6 months ago
- 2 new bathrooms fitted 1 year ago
- New kitchen/living area fitted 3 years ago
- Extension floor and roof recently insulated
- Hall stairs and landing painted and panelled 4 months ago
- Quartz stone worktops
- High Quality integrated kitchen appliances (included)
- New Plumbing system installed in the extension under floor 3 years ago
- Overall size 131 sq.m (1400 sq ft)
- Attic floored and convertible
- Zoned heating system
- Cobble locked driveway
- Loose stone chipping
- Hedging
- Outdoor lights
- Patio area
- Two tier garden with paving slabs
- Bike/turf shed with perplex roof
- Steel shed (3.1m x 4.46m) wired
- PVC fascia and soffits
- Double glazed windows and doors

Services:

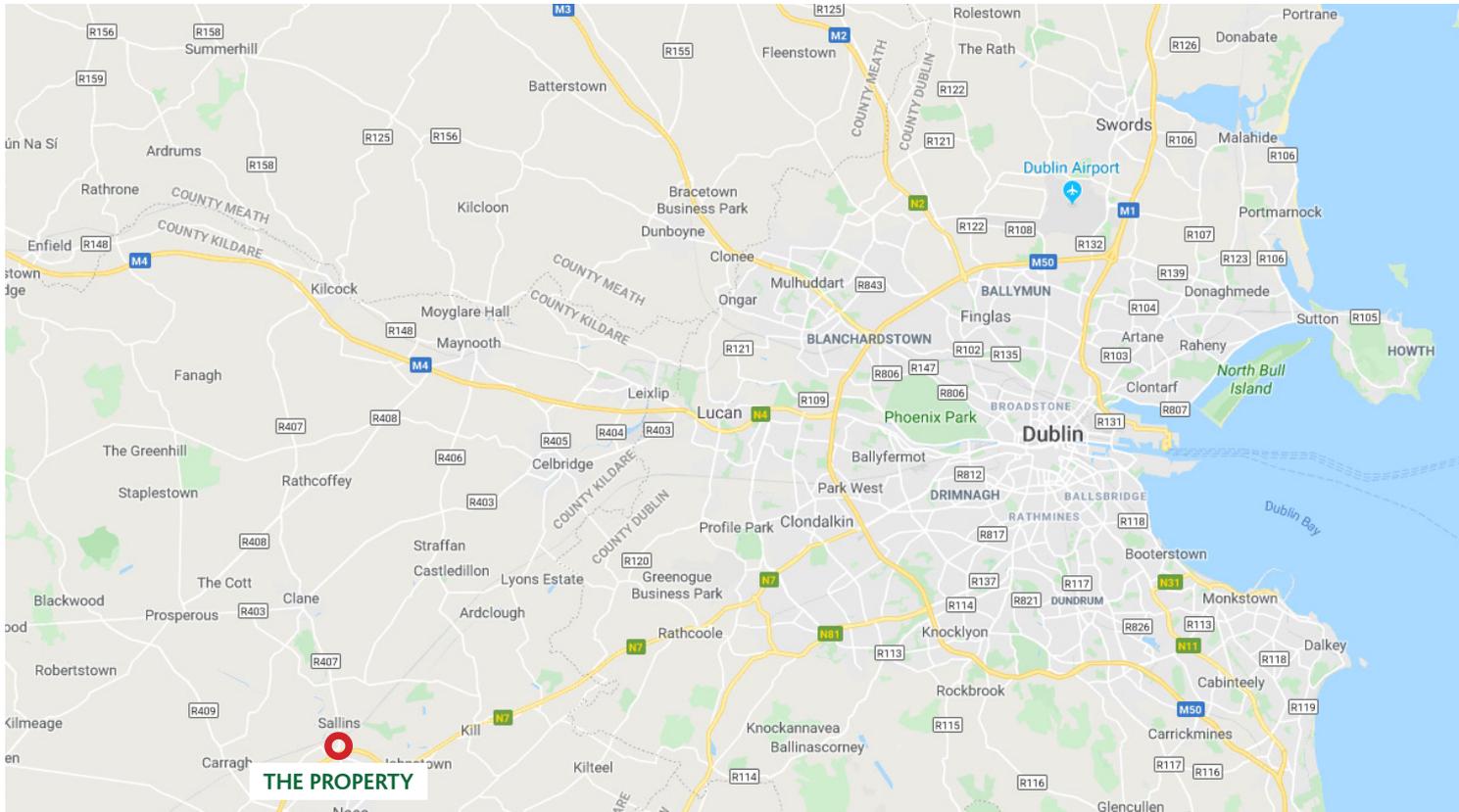
- Gas heating
- Mains water
- Mains sewerage

Items Included in sale:

Integrated oven, electric hob, integrated fridge freezer, integrated bins, venetian blinds and light fittings.

Directions

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Directions:

Eircode
W91 W540

VIEWING

By prior appointment at any reasonable hour.



Contact Information:
Sales Person
Jill Wright
045832020



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