

# For Sale

Asking Price: €320,000

Sherry  
FitzGerald  
O'Reilly



30 Millbank,  
Sallins,  
Co. Kildare,  
W91 NF74.

BER C2

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



Sherry FitzGerald O'Reilly are pleased to present to market number 30 Millbank, a 3 bedroomed terraced home in Sallins Village, with spacious front and rear gardens.

Millbank is beside the Grand canal and perfectly situated for waterside strolls. It's just a short walk from Sallins many shops, bars and restaurants, and Naas is a few minutes away by car with further amenities and leisure facilities.

This property is ideally located for the commuter, as it is close to the new Sallins bypass leading to a 4 minute drive to the N7/M7 Junction 9a. It is a ten minute walk to the Arrow Rail Station with commuter trains to Heuston Station and the Docklands.

This home has been well maintained and is freshly painted. It offers spacious family friendly accommodation entrance hall, living room, kitchen /dining room, utility room and guest wc. Upstairs there are 3 double bedrooms (one en-suite) and a family bathroom



## Accommodation

**Entrance Hallway** 5.22m x 1.96m (17'2" x 6'5"): The welcoming entrance hall has a carpet to floor and stairs.

**Living Room** 5.11m x 3.7m (16'9" x 12'2"): The generous living room with large bay window overlooking the front garden is a lovely sunny space. It features a beech wood floor and a slate fireplace with wooden surround and open fire. With double doors to dining area.

**Kitchen/Dining Room** 5.76m x 3.1m (18'11" x 10'2"): The spacious kitchen/dining room is fitted with a selection of shaker style cabinets and drawers and a tiled splashback. It incorporates a gas hob and oven. The beech floor continues from the living room through to the dining area and the kitchen is floored in slate tile. Double doors lead out to the fantastic garden decking.

**Utility Room** 1.64m x 1.42m (5'5" x 4'8"): The utility includes shelving, worktop and is plumbed for washing machine. It has a tiled floor.

**Guest WC** 1.72m x 0.77m (5'8" x 2'6"): With wc and wash hand basin, it has a slate tile floor.

## Upstairs

**Landing** 3.22m x 1.52m (10'7" x 5'): With carpet floor, hotpress off and attic access.

**Bedroom 1** 3.9m x 3.24m (12'10" x 10'8"): This spacious bedroom to front features fitted wardrobes and a wooden floor.

**En-Suite** 1.95m x 1.89m (6'5" x 6'2"): With wc, whb and corner shower unit, it has a linoleum floor and tiled surrounds.

**Bedroom 2** 3.52m x 3.3m (11'7" x 10'10"): This is a roomy double with rear view, fitted wardrobe and wooden floor.

**Bedroom 3** 3.1m x 2.4m (10'2" x 7'10"): With rear view, this double room has a carpet floor.

**Family Bathroom** 2.42m x 1.76m (7'11" x 5'9"): The main bathroom combines a wc, whb and bath. A large Velux window overhead ensures it is flooded with light. The bathroom includes an extractor, wooden floor and tiled surrounds.

**Outside** The front garden is in lawn with a lovely cherry blossom tree.

To rear, you step out the sliding doors onto a large deck, the perfect spot to relax and enjoy the garden. The lawn is bordered by shrubs and flowers with an elegant maple tree overhead. There is a wooden shed (1.8m x 1.5m) and gated rear access to parking.





### Special Features & Services

- Built circa 2002.
- Extends to 109m<sup>2</sup> approximately.
- Gas fired central heating.
- Three double bedrooms (1 ensuite).
- Double glazed hardwood windows.
- Alarm system.
- Freshly painted.
- Parking to rear with gated access.
- All curtains, carpets, blinds included.
- Facing large green area.
- Easy stroll to canal walks, commuter rail line, shops, bars, restaurants, creche and local primary school.
- Short walk to bus stop for secondary schools in Naas, and the 139 bus for Maynooth University and Blanchardstown IT.
- Easy access to M7/N7 junction 9A and just a 10 minute walk to the Arrow rail station with connections to Heuston and the Docklands, Kildare and beyond.

**BER** BER C2, BER No. 117721134





### NEGOTIATOR

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### DIRECTIONS

On entering Sallins village from the Naas, go over the railway bridge, then the canal bridge and at the Lidl sign, take the left turn. Take the second left into Millbank and follow the road as it veers right. Now facing the green area, you will see a terrace of houses on your right. Number 30 is the third house.

**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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