

For Sale

Asking Price: €389,000

Sherry
FitzGerald
O'Reilly



102 Oldbridge Walk,
Osberstown,
Naas,
Co. Kildare,
W91 AWD2.

sherryfitz.ie

BER C2



Sherry FitzGerald O'Reilly are delighted to welcome you to 102 Oldbridge Walk, a spacious 3 bedroomed semi-detached home in a quiet cul de sac in this very popular estate in Sallins. This residence offers a lovely private back garden which is not overlooked to rear.

Oldbridge is a family friendly estate with lots of green areas and easy access to Grand canal walks. It is ideally located for the commuter, being just a short walk to the Arrow Rail Station and a few minutes' drive to the N7/M7 Junction. It is conveniently located close to Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, and GAA club. The bustling town of Naas is just a few minutes' drive away offering boutiques, restaurants, secondary schools and many leisure facilities.

Accommodation in this well-proportioned home comprises hallway, living room, kitchen/dining room, guest wc. Upstairs landing, 3 double bedrooms (one en-suite) and family bathroom.



Accommodation

Entrance Hall 5m x 2.3m (16'5" x 7'7"): This is a bright hallway with a solid oak floor and carpet to stairs.

Living Room 5.65m x 3.5m (18'6" x 11'6"): This is a generous and comfortable room with front views. It features a cast iron fireplace with wood surround and granite hearth and boasts a solid oak floor underfoot.

Kitchen/Dining Room 6.1m x 3.67m (20' x 12'): The spacious kitchen is fitted with a great selection of oak cabinets, offering lots of storage. It is equipped with a fridge freezer, dishwasher, oven, hob, and washer/dryer. The floor is finished in porcelain tiles and from the Dining area there are sliding doors to the patio.

Guest WC 1.6m x 1.37m (5'3" x 4'6"): The wc has a tiled floor and splashback, wc and wash basin.

Landing 3.4m x 3m (11'2" x 9'10"): The landing has a carpet floor and Stira stairs to the floored attic. With hotpress off.

Bedroom 1 4.04m x 3.3m (13'3" x 10'10"): This is a spacious double room to the front, with a beech floor. It has fitted wardrobes either side of the bed.

En-Suite 2.56m x 0.9m (8'5" x 2'11"): The en-suite floor and splash are in tile while the shower walls are panelled. Comprising wc, wash basin and electric shower.

Bedroom 2 3.9m x 2.85m (12'10" x 9'4"): A double bedroom with rear view, it has fitted wardrobes and a beechwood floor.

Bedroom 3 3m x 2.96m (9'10" x 9'9"): This is a double bedroom to rear with fitted wardrobe and dressing table and beech flooring.

Bathroom 2.61m x 2.1m (8'7" x 6'11"): The family bathroom combines wc, wash basin and bath with overhead shower and extractor, and has attractive tiling to walls and floor.

Outside The front garden is in lawn with copper beech hedging and a bed filled with viburnum and chives. The cobblelock drive offers off-street parking for one car. The spacious back garden is very private as it is not overlooked to rear. It features a paved patio and lawn and is bordered by lovely planting of rose bushes, bamboo and lilac. It includes a metal shed, outside tap and gated side access.





Special Features & Services

- Built circa 2003.
- Extends to 106m² approximately.
- Gas Fired central heating.
- Upvc double glazed windows.
- uPvc soffit and fascia.
- Low maintenance exterior with granite windowsills.
- Fitted with intruder alarm.
- Fully floored attic with ladder stairs access.
- Carpets, curtains, light fittings and blinds included.
- Kitchen appliances included.
- Parking for one car off street on cobble lock drive.
- Rear garden is not overlooked.
- Close to towpath walks on the Grand Canal.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club, playground and primary school and just a five minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 16 minute walk to the Monread Shopping Centre.
- 13 minute walk to the Arrow commuter train with access to Heuston station and the Docklands. Close to bus stop for buses to Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.





NEGOTIATOR

Cathal O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas take the Sallins Road, passing straight through the roundabout at Millennium Park and over the motorway flyover. Turn left. Take the second right into Oldbridge. Take the second left turn, then second right turn and number 102 will be half way down, on the left

BER BER C2, BER No. 116608357

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.

PSRA Registration No. 001057