



For Sale By Private Treaty

Asking Price: €450,000



6 Sallins Wood
Sallins, Co. Kildare

BER D2

6 Sallins Wood is a superb five bedroomed light filled detached family home, set in a very secluded leafy enclave of only 13 bungalows overlooking a large private green area. This fine property is presented in turnkey condition and is an ideal home for modern versatile family life, given its very generous size (1,561 sq.ft) and layout and the wonderful private west facing garden bounded by mature trees and hedging, thus ensuring complete privacy and shelter.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, utility room, guest w.c five large double bedrooms (one en suite) and main bathroom. There is ample private parking to the front, a gravelled driveway, for two/three cars.

The property is located within a short distance of Sallins and Naas and all the amenities the towns have to offer including the very picturesque Canal, schools, Sallins GAA club, The K Club, Naas Golf Club and Punchestown Race Course. Sallins and Naas Train Station is but a mere stroll. The M7 Motorway linking Dublin and Limerick is highly accessible as is the M50 Motorway.

Features:

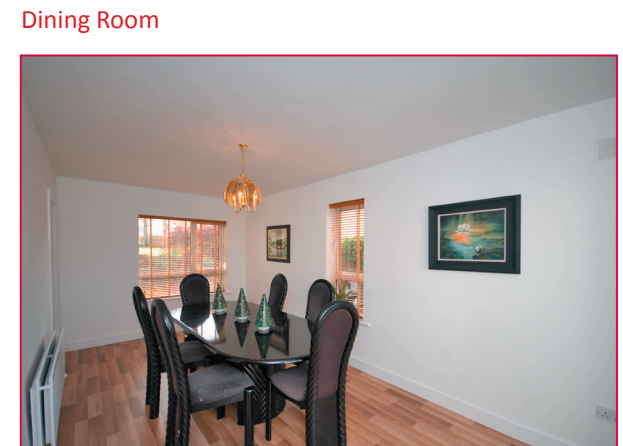
- Highly sought after location
- Proximity to Sallins Village and Naas
- Large detached 5 bedroomed bungalow
- In turnkey condition
- Private off street parking
- Large west facing secluded rear garden



Living Room



Kitchen



Dining Room

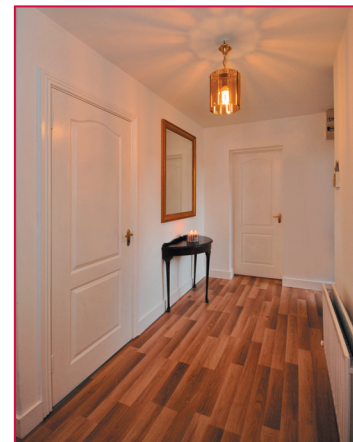


Bedroom 1



Bedroom 1

Bedroom 5/Family Room



Entrance Hall



Accommodation:

Entrance Hall: 3.98m x 1.69m
With a timber floor.

Living Room: 5.28m x 4.18m
A fine room with a carpet floor, a bay window and an impressive marble fireplace.

Kitchen/Breakfast: 6.60m x 2.90m
A modern well equipped kitchen with wall /floor units, a tiled floor and a breakfast area.

Dining Room: 5.35m x 2.82m
It has a timber floor and patio doors to the garden.

Utility: 1.90m x 1.76m
With floor units and a tiled floor.

Guest W.C.:

Bedroom 1: 3.93m x 3.48m
A double bedroom with an en-suite.

Bedroom 2: 3.38m x 2.75m
A double bedroom with built-in wardrobes.

Bedroom 3: 3.00m x 2.57m
A double bedroom.

Bedroom 4: 3.52m x 2.70m
A double bedroom with built-in wardrobes.

Bedroom 5/Family Rm: 5.30m x 2.71m
A double bedroom or family room.

Bathroom: 2.28m x 1.74m
With wall/floor tiling, a bath/shower, w.h.b. & w.c.

Floor Area: Approx. 145 m² (1,561 ft²)

Outside:

There is a west facing rear garden, a front garden with a gravelled drive providing off street parking for a number of cars.

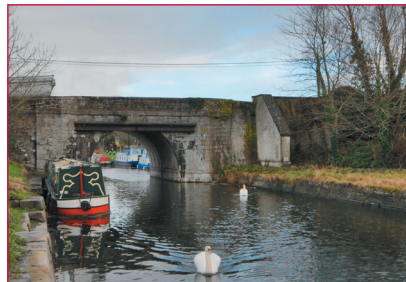
Viewings: Strictly by appointment with the sole agent.

Asking Price: €450,000

Negotiator: Geraldine Keary



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