

For Sale

Asking Price: €375,000

Sherry
FitzGerald
O'Reilly



21 Oldbridge Park,
Osberstown,
Naas,
Co Kildare,
W91 H9TX.

BER A2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to welcome you to 21 Oldbridge Park, a fine 2 bedroomed end of terrace home perfectly situated in Sallins village. This lovely home offers a host of energy efficient features such as the heat recovery ventilation system, a highly insulated air-tight design, with an A rated heat pump offering precise zoned heating.

Oldbridge Park 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. It is just a few minutes to the Monread Shopping Centre and the bustling town of Naas is just a short drive offering boutiques, restaurants, secondary schools, retail parks, cinema, theatre and many leisure facilities.

Accommodation in this superb home comprises entrance hallway, living room /kitchen/dining, utility, guest WC. Upstairs 2 bedrooms (1 en-suite) and bathroom.



Accommodation

Hallway 1.54m x 1.54m (5'1" x 5'1"): The hallway includes a storage unit, oak laminate floor and carpet to stairs.

Guest WC 1.88m x 1.07m (6'2" x 3'6"): The wc is fitted with a vanity unit, wc, heated towel rail and has a tile floor.

Kitchen 3.47m x 3.14m (11'5" x 10'4"): The kitchen cabinets and soft close drawers are shaker style in an appealing grey hue, topped with a solid quartz counter and backed with a modern metro tile splashback. The kitchen incorporates a double oven, ceramic hob, combi oven, dishwasher and fridge freezer. It has a tile floor and is open to the dining area. It includes a Storage press with shelving (1.23m x 0.66m) and has the utility off.

Utility Room 1.54m x 1.38m (5'1" x 4'6"): With tile floor and washer/dryer, storage cabinet, worktop and metro tile splash.

Living/Dining Area 6m x 4.8m (19'8" x 15'9"): This is a bright space of dual aspect and includes French doors to the garden. It has an oak laminate floor.

Upstairs

Landing 3.6m x 1.9m (11'10" x 6'3"): The landing has a carpet floor, large hotpress off and ladder stairs to attic.

Bedroom 1 4.78m x 3.52m (15'8" x 11'7"): This is a large bedroom is lovely and to front with a selection of fitted wardrobes, carpet floor and feature panelling to wall.

En-Suite 1.94m x 1.47m (6'4" x 4'10"): With wc, vanity unit, heated towel rail and corner shower unit. Tiling to floor, splashback and surrounds, led mirror and extractor fan.

Bedroom 2 4.32m x 2.82m (14'2" x 9'3"): To rear, this is an inviting room with feature wallpaper, carpet floor and a selection of fitted wardrobes.

Family Bathroom 2.33m x 1.73m (7'8" x 5'8"): The family bathroom features a contemporary suite of wc, vanity unit, bath with overhead shower and a heated ladder towel rail.

Outside To front the driveway can accommodate two cars off street. The Portuguese laurel lined pathway leads to the rear garden which is in lawn and awaiting landscaping.





Special Features & Services

- Built circa 2019.
- Extends to 90m2 approximately.
- Upvc Double glazed windows.
- Heat recovery ventilation system.
- Air to water heating system.
- Low maintenance exterior of yellow brick to front and dash to rear.
- uPVC soffit and fascia.
- Fitted with intruder alarm system.
- All carpets, blinds, kitchen appliances and light fittings included.
- Off street parking for 2 cars.
- Walled rear garden in lawn with gated side access.
- Stira access to attic.
- Attic suitable for conversion.
- Close to many green areas in the estate.
- Within short walking distance of local restaurants, church, school, supermarket, bars, bus stop, Grand Canal walks and GAA Club.
- Just a few minutes' walk to the Arrow rail link with access to Heuston Station and the Docklands.
- Short drive to Junctions 9 or 9A of the M7/N7.

BER BER A2, BER No. 111819306





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, proceed towards Sallins, crossing over the motorway bridge. After the next set of traffic lights, take the left turn into Oldbridge. Continue straight then take the third right, then the second right. Number 21 is the last house on the right.

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