

# For Sale

Asking Price: €445,000

**Sherry  
FitzGerald**  
O'Reilly



67 Sallins Pier,  
Sallins,  
Co. Kildare,  
W91 YW77.

**BER** C2

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

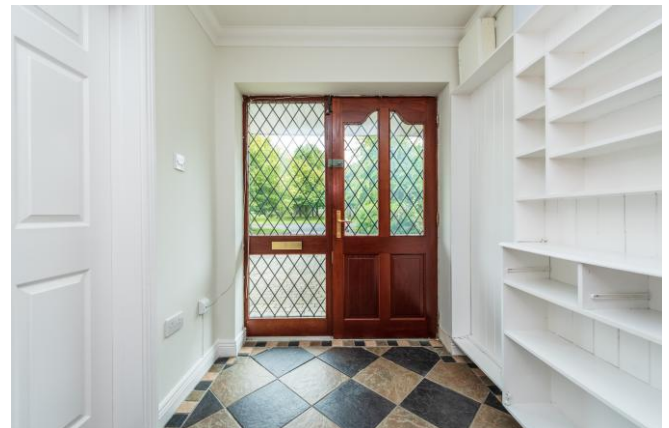




Sherry FitzGerald O' Reilly are delighted to welcome you to 67 Sallins Pier, a lovely 4 bedroomed semi-detached home located in the heart of charming Sallins village. This home is situated in a popular, family-friendly estate on the banks of the Grand Canal, offering a peaceful setting with plenty of green spaces.

This home is in an ideal location, just a short walk from everything Sallins' has to offer, with shops, bars, restaurants, the canal greenway, primary school and creches all within easy reach. This property is also perfect for commuters, with the Sallins railway station — serving Dublin's Heuston and Connolly Stations — just a short walk away. The N7/M7 Junction is a 7-minute drive.

Accommodation in this fine property briefly comprises — entrance hallway, sitting room, kitchen/dining room, utility room, guest WC. Upstairs 4 bedrooms (one en-suite) and family bathroom.



## Accommodation

**Entrance Hallway** 5.62m x 1.91m (18'5" x 6'3"): The welcoming hallway is floored in tile, with carpet to stairs and a built-in storage unit.

**Sitting Room** 6.17m x 3.5m (20'3" x 11'6"): This is a very spacious room with a box bay window. To centre is a cast iron and tile fireplace with wooden surround, and the floor is laid with detailed parquet.

**Kitchen / Dining Room** 4.94m x 4.42m (16'2" x 14'6"): The kitchen is a bright and sunny space. It is fitted with a range of shaker style cabinets and drawers. Included are a dishwasher, gas hob, oven and integrated fridge and freezer. The kitchen floor is tiled in porcelain. Sliding doors lead from the dining area to the garden, and the floor is laid with parquet.

**Utility Room** 1.5m x 1.3m (4'11" x 4'3"): The utility is fitted with the gas boiler, worktop, washing machine and a tile floor.

**Guest WC** 1.46m x 0.75 (4'9" x 0'75"): With wc, wash basin and tiling to floor and walls.

**Upstairs** The landing offers attic access and hotpress off.

**Bedroom 1** 4.89m x 3.36m (16'1" x 11'): Bedroom 1 is a large double room with bay window and front aspect.

**En-Suite** 1.87m x 1.48m (6'2" x 4'10"): The en-suite is fitted with wcc wash basin and corner shower unit with pumped electric shower. The splashback and shower are tiled. Extractor fan overhead.

**Bedroom 2** 4.11m x 2.54m (13'6" x 8'4"): This is a double bedroom which overlooks the rear garden. It has a wooden floor.

**Bedroom 3** 2.96m x 2.53m (9'9" x 8'4"): A single bedroom to rear, with built in wardrobes.

**Bedroom 4** 3.16m x 2.13m (10'4" x 7'): With fitted wardrobe and wooden floor, this is a single room with view to front.

**Family Bathroom** 2.33m x 1.95m (7'8" x 6'5"): The bathroom is fitted with wc, wash basin and bath. The walls are tiled in ceramic tile with decorative tiles and tiled floating shelves.

**Outside** To front the cobblelock drive fits two cars off street. The garden is planted with a variety of shrubs. To rear the garden is in lawn with rose bushes either side and a bountiful apple tree to rear. With wooden garden shed.

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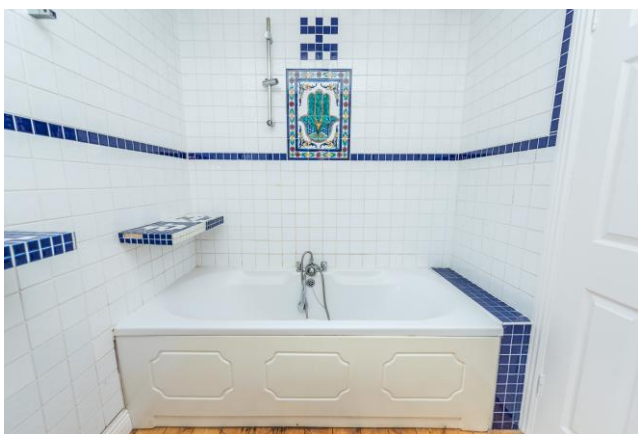




### Special Features & Services

- Built in 2003.
- Extends to 115m<sup>2</sup> approximately.
- Gas fired central heating.
- uPvc double glazed windows.
- Cobblelock drive with off street parking for 2 cars.
- Alarm system.
- Freshly painted throughout.
- Spacious rear garden in lawn with rose bushes and apple tree.
- Gated side access.
- Facing green area.
- All appliances included.
- All carpets and blinds included.
- uPvc soffit and fascia.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club, canal side greenway and primary school.
- Just a five-minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- Easy access to the Monread Shopping Centre.
- 10-minute walk to the Sallins train station with access to Heuston and Connolly Stations.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel and TUD Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.

**BER** BER C2. BER No. 112377700,







#### NEGOTIATOR

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#### DIRECTIONS

On entering Sallins village from Naas, go over the railway bridge and turn left into Osbertown Court (Opposite Railway Inn Pub.) Follow the road straight onto Osberstown Park. Continue straight onto Sallins Wharf. At the T junction, take the left onto Sallins Pier. Take the next right, into the cul de sac and number 67 will be in front of you.

**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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