

For Sale

Asking Price: €345,000

Sherry
FitzGerald
O'Reilly



16 Osberstown Drive,
Sallins,
Co. Kildare,
W91 NP76.

BER C3

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 16 Osberstown Drive, a 3 bedroomed mid-terrace home tucked away in a cul-de-sac in the heart of Sallins village.

Number 16 is conveniently located just a stone's throw away from Sallins many amenities – shops, bars, restaurants, canal walks, primary school, greenway and GAA Club. It is a short drive to the M7 and a four minute walk to the Arrow train station offering a half hour trip to Heuston station. The bustling town of Naas is just a few minutes' drive away offering boutiques, retail parks, restaurants, secondary schools and many leisure facilities.

Accommodation in this impeccably maintained property comprises entrance hall, sitting room, hall, kitchen /dining room, bathroom and storage room. Upstairs 3 bedrooms (one en-suite).



Accommodation

Entrance Hall 1.14m x 1.04m (3'9" x 3'5"): The hallway has a composite front door and laminate wooden floor.

Sitting Room 4.56m x 4.35m (15' x 14'3"): The light filled sitting room with bay window is very spacious. It boasts an exquisite fireplace with an electric fire. Underfoot is a laminate wood floor, with carpet laid to the stairs.

Hallway 2.07m x 1.02m (6'9" x 3'4"): With oak laminate floor.

Storage Room 1.92m x 0.95m (6'4" x 3'1"): With shelving.

Family Bathroom 2.36m x 1.83m (7'9" x 6'): The main bathroom is beautifully tiled to floor and walls. It includes wc, wash basin and bath.

Kitchen/Dining Room 4.53m x 3.4m (14'10" x 11'2"): The sunny kitchen/dining room with view of the garden, features a range of beechwood Shaker style cabinets with a tiled splashback and practical porcelain tile floor. It incorporates an oven, gas hob, fridge freezer, dishwasher and washing machine. French doors lead to the garden.

Upstairs

Landing 2.71m x 2.16m (8'11" x 7'1"): With oak laminate floor, attic access and hotpress off.

Bedroom 1 4.56m x 4.23m (15' x 13'11"): The generous master bedroom, with bay window, has a fitted wardrobe and dressing table and a laminate floor.

En-Suite 2.34m x 2m (7'8" x 6'7"): With wc, wash basin and electric shower, attractive mosaic tiling to shower, and porcelain tile floor.

Bedroom 2 3.42m x 2.6m (11'3" x 8'6"): With rear view, this double room has a laminate floor and built-in wardrobe.

Bedroom 3 3.45m x 1.86m (11'4" x 6'1"): Bedroom 3 is a single room with rear aspect.

Outside The gardens are low maintenance, with a cobblelock drive to front and parking off street for one car, and to rear a patio and wooden shed (1.8m x 1.22m).





Special Features & Services

- Built circa 2002.
- Extends to 85m² approximately.
- Gas fired central heating.
- Upvc double glazed windows.
- Fitted alarm system.
- Cobblelock drive.
- Overlooks green area.
- All curtains, blinds and appliances included.
- A short stroll to Sallins village with its selection of shops, restaurants and bars, playground, GAA club and primary school and just a few minutes' drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 16 minute walk to the Monread Shopping Centre.
- 4 minute walk to the Arrow commuter train with access to Heuston station and the Docklands. Close to bus stop for buses to Arklow, Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.

BER BER C1, BER No. 117791400.





NEGOTIATOR

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DIRECTIONS

On entering Sallins village from the Naas side, go over the railway bridge and take the first turn left onto Osberstown Drive. Follow the road and turn right. Number 16 is halfway down the road on the righthand side.

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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