

For Sale

Asking Price: €360,000

**Sherry
FitzGerald**
O'Reilly



26 The Avenue,
Oldbridge,
Osberstown,
Co. Kildare,
W91 AE0P.

sherryfitz.ie

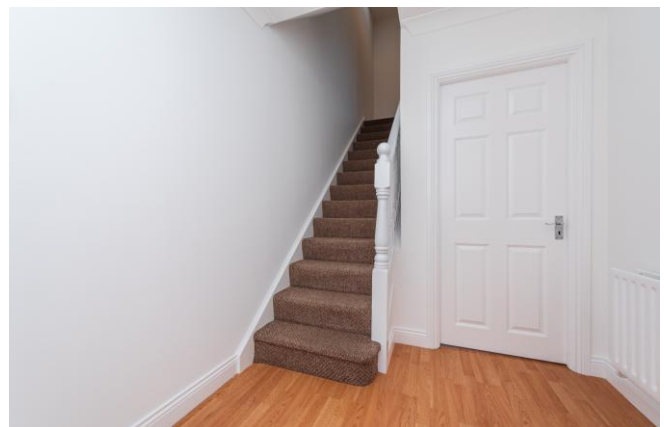
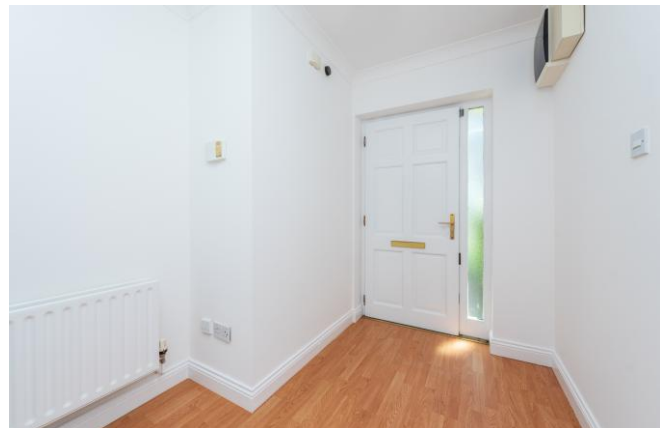


Sherry FitzGerald O'Reilly are pleased to present 26 The Avenue, Oldbridge, a charming 2 bedroomed end-of-terrace home ideally located in the heart of Sallins village.

This property is within a short stroll of Sallins' many amenities. From here there is easy access to local shops, bars, cafes and restaurants, the local primary school, and picturesque canal tow path walks. For even more options, Monread Shopping Centre is just a few minutes' walk away, and Naas town centre, with its extensive array of shops, schools, and leisure facilities, is only a short drive.

Commuters will appreciate the prime location of Number 26. The Sallins Rail Station is just a five-minute walk, with trains to the city and beyond. In addition, Junctions 9 and 9A are only a few minutes' drive, offering quick access to the M7/N7.

The accommodation briefly comprises entrance hallway, living /dining room, kitchen. Upstairs – 2 double bedrooms, and bathroom.



Accommodation

Entrance Hallway 2.95m x 2.11m (9'8" x 6'11"): This is a bright and welcoming hallway. It has a laminate oak floor and carpet to stairs.

Living /Dining Room 6m x 3.93m (19'8" x 12'11"): This bright, spacious room features patio doors leading to the rear garden and is finished with a laminate oak floor. It includes a wooden fireplace with an electric fire and benefits from a convenient storage room (1.4m x 0.92m).

Kitchen 2.8m x 2.28m (9'2" x 7'6"): The kitchen is to the front and is fitted with a range of oak cabinets, with a tiled splashback and tiled floor. It includes a fridge freezer, oven, ceramic hob, microwave, washing machine and the gas boiler.

Upstairs

Landing 3.1m x 2m (10'2" x 6'7"): The landing has a skylight above, the hotpress off and attic access. With carpet floor.

Bedroom 1 3.92m x 3m (12'10" x 9'10"): This is a lovely bright double room to the front with two windows. It has a range of built in wardrobes and a dressing table. The floor is laid in oak style laminate.

Bedroom 2 3.92m x 2.65m (12'10" x 8'8"): Bedroom two is another double room with views overlooking the back garden. It is fitted with wardrobes, a dressing table and a laminate floor.

Bathroom 3m x 1.8m (9'10" x 5'11"): The bathroom comprises a bath with overhead electric shower and enclosure, wc and wash basin. With tiling to shower and floor.

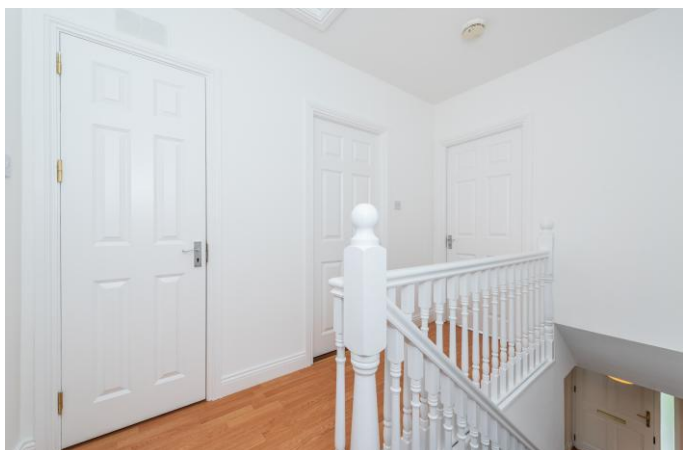
Outside There is a small lawn to front with shrubs and a laurel hedge defining the boundaries, To the rear, a paved patio sits outside the sliding doors from the living room. From the patio a path winds through the lawn, lined with lots of black and red currant bushes to a rear patio and the striking cypress tree there.





Special Features & Services

- Built circa 2002.
- Extends to 70m² approximately.
- uPvc double glazed windows.
- Natural gas central heating.
- Upvc soffit and fascia.
- All carpets, appliances and light fittings included.
- Gated side access.
- Fitted alarm.
- Spacious rear garden with patios and many fruit bushes.
- Close to large green space.
- Easy access to the Grand Canal towpath.
- Within short walking distance of local restaurants, church, school, supermarket, bars, bus stop, and GAA Club.
- Just a five minute' walk to the Sallins train station with connections to Heuston, Connolly, and beyond.



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NEGOTIATOR

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DIRECTIONS

From Naas take the Sallins Road, passing through the roundabout at Millennium Park and over the motorway flyover. Turn left. Take the second right into Oldbridge. Take the second left turn and number 26 will be on your 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.

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