

# For Sale

Asking Price: €240,000

**Sherry  
FitzGerald**  
O'Reilly



2374 St. Brigid's Terrace,  
Sallins,  
Co. Kildare,  
W91 X52X

**BER D2**

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



Sherry FitzGerald O'Reilly are delighted to introduce you to 2374 St Brigid's Terrace, a 3 bedroomed terraced property perfectly located in the heart of Sallins Village. St Brigid's Terrace is a mature estate of 60 homes arranged around a large green area on the Clane road. From here it is an easy walk to all the amenities that vibrant Sallins village has to offer - the local school, GAA club, playground, restaurants, bars, shops, supermarkets and the scenic Grand canal greenway.

It is a short 13-minute walk to the Sallins Rail Station, offering frequent and direct service to Heuston Station and the Dublin Docklands. Rapid access to the N7/M7 motorways is available via nearby junctions and there is a bus service from the main road. The Monread Shopping Centre is just a short drive away, while the bustling town of Naas, offers an array of retail parks, schools, a cinema, theatre, and extensive sporting facilities.

Accommodation in this lovely home briefly comprises porch, entrance hall, living room, kitchen/dining room. Upstairs 3 bedrooms and family bathroom. Outside – 2 sheds.



## Accommodation

**Porch** 1.62m x 0.6m (5'4" x 2'): With sliding door and tile floor.

**Hallway** 3.51m x 1.82m (11'6" x 6'): The hallway includes the alarm and understairs storage cupboard. It is floored in an oak laminate.

**Sitting Room** 3.94m x 3.29m (12'11" x 10'10"): This is a bright and sunny room to front featuring a laminate oak floor and tile fireplace with inset gas fire.

**Kitchen/Dining Room** 5.25m x 3.23m (17'3" x 10'7"): The kitchen is fitted with a selection of storage cabinets with a tile splashback and a laminate floor. It is plumbed for a washing machine and dishwasher. Door to rear yard.

## Upstairs

**Landing** 2.72m x 1.85m (8'11" x 6'1"): The landing is floored in laminate and has attic access.

**Bedroom 1** 4m x 2.95m (13'1" x 9'8"): This is a spacious double room with a view to front and a laminate wood floor.

**Bedroom 2** 3.3m x 3.2m (10'10" x 10'6"): Bedroom two is a double room of rear aspect, with fitted wardrobe and shelving and an oak laminate floor.

**Bedroom 3** 3.05m x 2.2m (10' x 7'3"): A single room to front, bedroom 3 has a carpet floor.

**Bathroom** 1.83m x 1.7m (6' x 5'7"): The bathroom comprises a wc, wall hung wash basin and a wet room style shower unit with electric shower. The walls and floor are tiled.

**Outside** The front garden is low maintenance with a small deck. The back garden has rear vehicle access through double gates and includes two block-built sheds 6.7m x 1.8m.





#### Special Features & Services

- Extends to 77m<sup>2</sup> approximately.
- Gas fired central heating.
- Phonewatch alarm system.
- Aluminium windows and doors.
- All appliances and blinds included.
- Block built sheds and rear vehicular access.
- Located in the centre of Sallins Village, with its great selection of shops, restaurants, and bars, the local primary school, GAA and canal greenway.
- Just a few minutes' drive from Naas with its many shops, restaurants, Secondary schools, hospital, theatre, cinema, retail parks and many sporting facilities.
- A 13-minute walk to the train Station with quick access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel Leixlip and TUD Blanchardstown..
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.

**BER** BER D2, BER No. 118857010





#### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

#### DIRECTIONS

Entering Sallins from the Naas side, drive over the railway and canal bridges, pass the Sallins pharmacy on your right, and then take the second right turn onto St Brigids Terrace. Follow the road to the end and take a left. Number 2374 will be on your right-hand 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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