

For Sale

Asking Price: €465,000

Sherry
FitzGerald
O'Reilly



116 Oldbridge Station,
Osberstown,
Naas,
Co. Kildare,
W91 VAX7.

sherryfitz.ie

BER B



Sherry FitzGerald O' Reilly are delighted to welcome you to 116 Oldbridge Station, a fine semi-detached home in Sallins Village. This property offers spacious reception rooms and three double bedrooms, alongside a generous south-facing garden.

Perfectly positioned in the sought-after Oldbridge estate, this lovely home offers village living surrounded by generous green spaces and easy access to the towpaths of the Grand Canal. It offers excellent convenience, with local shops, bars, restaurants, schools, crèche, playground, community centre and GAA club close by and the Monread shopping centre just a 15-minute walk away. For an even wider array of boutiques, secondary schools, retail parks, and leisure amenities, vibrant Naas town is just a few minutes' drive.

Commuters will appreciate the prime location of Number 116. 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, guest wc, sitting room, kitchen/dining room. Upstairs – 3 bedrooms (1 en-suite), family bathroom.



Accommodation

Entrance Hallway 4.85m x 2.25m (15'11" x 7'5"): The welcoming hallway is floored in porcelain tile, with carpet to stairs.

Sitting Room 5.3m x 3.85m (17'5" x 12'8"): The spacious Sitting room features a tiled chimney breast with a sleek Ezeeglow electric fire. The floor is laid in solid American white oak and is complemented by stylish window shutters.

Kitchen/Dining Room 6.21m x 3.8m (20'4" x 12'6"): This is a bright, light filled space, fitted with a range of cabinets and drawers, all topped with a granite worktop. It incorporates an oven, ceramic hob, integrated dishwasher, washing machine and fridge freezer. In the dining area there is attractive panelling to the wall, and French doors bring you to the garden.

Guest WC 1.57m x 1.37m (5'2" x 4'6"): The guest wc includes wc and vanity unit, with tiling to floor and walls.

Upstairs - Landing 3.44m x 3.32m (11'3" x 10'11"): The stairs has been modernised with glass panels. It is floored in carpet as is the landing, which has a hotpress off and ladder access to the attic.

Bedroom 1 4.25m x 3.58m (13'11" x 11'9"): This generous double bedroom with front aspect features window shutters, built- in wardrobes, tv point, modern chandelier and a carpet floor.

En-Suite 2.48m x 0.9m (8'2" x 2'11"): With wc, wash basin and shower cabinet with pumped electric shower, and tiling to floor and surrounds.

Bedroom 2 3.32m x 3m (10'11" x 9'10"): Bedroom 2 is a spacious double with a carpet floor and a selection of fitted wardrobes.

Bedroom 3 3.8m x 2.8m (12'6" x 9'2"): This is a double bedroom to rear. It has a carpet floor and fitted wardrobes.

Bathroom 2.53m x 2.31m (8'4" x 7'7"): The family bathroom is tiled to floor and surrounds. It includes wc, wash basin, and bath with thermostatic shower.

Outside The driveway is laid with cobble-lock with off street parking for two cars and is lined with hedging on both sides. The exterior has a low maintenance attractive ochre brick and cream render finish. A side gate brings you to the rear garden. The rear garden is paved throughout and features built in seating. It includes a metal shed (4m x 2.5m) which houses the tumble dryer and freezer.





Special Features & Services

- Built 2017.
- Extends to 111m2 approximately.
- uPVC double glazed windows.
- Composite front door (2021).
- uPvc soffit and fascia.
- Natural gas zoned central heating with Climote controls.
- Low maintenance exterior of brick and dash.
- Listed kitchen appliances included.
- All blinds, curtains and light fittings included.
- Cobble lock driveway with off street parking for 2 cars.
- Fitted alarm system.
- Gas piping to Sitting room for a gas fire.
- Spacious south facing rear garden- paved and with inbuilt seating.
- Large metal garden shed with electricity.
- Suitable for attic conversion.
- Within short walking distance of local school, restaurants, church, shops, bars, bus stop, GAA Club and the Grand Canal
- Short drive to M7/N7 interchange at Junctions 9 or 9A.
- Bus service to Maynooth and Blanchardstown nearby.
- 5-minute walk to the train station with links to Heuston station and the Docklands .

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NEGOTIATOR

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DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. Take the next left, then the second right, into Oldbridge. Take the second left turn, then the next right, right again. Pass the green area, into the cul-de-sac, and 116 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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