

For Sale

Asking Price: €380,000

**Sherry
FitzGerald**
O'Reilly



15 The Court,
Sallins Park,
Sallins,
Co. Kildare,
W91 DN8A

BER B3

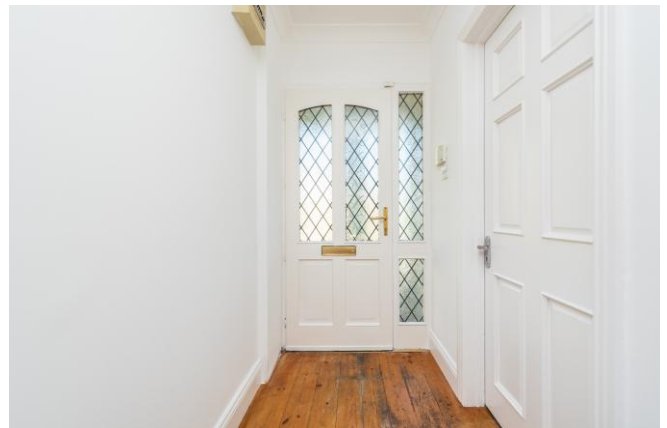
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Sherry FitzGerald O'Reilly present 15 The Court, Sallins Park. This is a lovely semi-detached bungalow, which has been extended to include two large rooms upstairs and a conservatory to rear. Enjoying a corner site, this is a deceptively spacious home which offers excellent potential in a prime village location.

Sallins Park is a family friendly estate with vast green areas. It is conveniently located within walking distance of Sallins many amenities – shops, bars, restaurants, canal greenway walks, primary school, creches and GAA Club. It is perfectly located for the commuter as it is just a short walk to the Arrow Rail Station in Sallins which services Dublin's Heuston Station and Docklands. The N7/M7 is easily accessible from the new Junction 9A.

Accommodation briefly comprises porch, hallway, sitting room, kitchen/dining room, office/study, 2 bedrooms (main en-suite), conservatory and family bathroom. Upstairs – 2 large dormer rooms.



Accommodation

Porch 1.7m x 0.67m (5'7" x 2'2"): With uPvc sliding door and tile floor.

Hallway 10.9m x 1.17m (35'9" x 3'10"): The hallway features a pine panelled ceiling with Velux windows over the stairwell, ensuring lots of sunlight. The floor is solid wood and there is a hotpress off.

Sitting Room 5.47m x 3.17m (17'11" x 10'5"): The generous sitting room to front includes an impressive marble fireplace and hearth with open fire.

Kitchen/Dining Room 5.48m x 3.35m (18' x 11'): This room is of dual aspect with views to front and side. It is fitted with a range of oak cabinets, complimented by a red brick splash back and an oak floor. The kitchen includes a ceramic hob, oven, dishwasher and fridge freezer.

Study/Office 2.88m x 2.4m (9'5" x 7'10"): A double room to rear with an oak floor.

Conservatory 5m x 3.33m (16'5" x 10'8'3"): The substantial conservatory is an excellent addition to this home, with lots of space to relax overlooking the garden. It has a wooden floor and French doors to the decking outside.

Bathroom 2.7m x 1.6m (8'10" x 5'3"): The bathroom comprises wc, wash basin and bath, with tile floor and surrounds.

Bedroom 1 4.77m x 3.17m (15'8" x 10'5"): This is a large double bedroom, with rear aspect and a solid wood floor.

En-Suite 2.82m x 0.7m (9'3" x 2'4"): The en-suite is fitted with wc, wash basin and walk in shower and is fully tiled.

Bedroom 2 4.11m x 2.3m (13'6" x 7'7"): This double bedroom has views of the side garden.

Upstairs

Landing 1m x 0.9m (3'3" x 2'11"):

Room 1 5.27m x 4.24m (17'3" x 13'11"): A large bright dormer room with Velux window and laminate wood floor.

Room 2 5.16m x 3.42m (16'11" x 11'3"): This is another sizeable attic room with laminate oak floor and Velux windows overhead.

Outside To the front, the driveway can accommodate three cars off street. Gated access brings you to the side of the house, which includes a paved patio, lawn and wooden shed. The rear garden is south facing, very private, and laid in lawn with a raised deck to the conservatory doors. It has been planted with shrubs and evergreen trees.





Special Features & Services

- Built in 1995.
- Extends to 168m² approximately.
- Generous living spaces.
- Upvc double glazed windows.
- Gas fired central heating with Climote controls.
- Located in a quiet cul de sac.
- Off street parking for 3 cars.
- Alarm system fitted.
- uPVC fascia and soffits.
- Gated side access.
- Low maintenance brick and dash exterior.
- All kitchen appliances included.
- Spacious south facing gardens to side and rear, in lawn with lots of shrubs and trees.
- Beside large green space.
- Short stroll to Sallins Village with its selection of shops, restaurants, school and canal walks.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre and many sporting facilities.
- A 15-minute walk to the Arrow commuter train with access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.





NEGOTIATOR

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Directions

On entering Sallins village from the Naas side, pass over the two bridges and continue on the Clane Road. Take the right turn opposite Des Kelly Interiors and enter Sallins Park. Follow the road and take the first right into the cul de sac. Number 15 will be on the left hand side.

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