

For Sale

Asking Price: €395,000

Sherry
FitzGerald
O'Reilly



13 The Crescent,
Sallins Park,
Sallins,
Co. Kildare,
W91 W9X9.

sherryfitz.ie

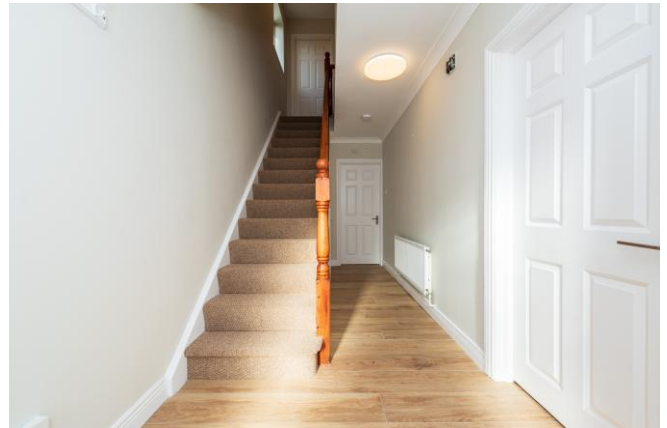
BER C1



Sherry FitzGerald O'Reilly are delighted to present 13 The Crescent, Sallins Park, a 3 bedroomed semi-detached home in a family friendly estate in Sallins Village. This fine home has been recently updated, with changes including new bathroom suites and tiling, and all new flooring throughout.

Sallins Park is a highly sought-after location for families, renowned for its expansive green spaces and strong community spirit. Residents enjoy easy access to a host of local amenities, including the school, GAA club, playground, a variety of restaurants, bars, shops, and the scenic Grand Canal Greenway, all just a short stroll away. Close by is the Monread shopping centre, and the busy town of Naas offers even more shops, retail parks, schools, restaurants, cinema, theatre and sports amenities. This home is perfectly located for the commuter as it is just a short walk to the Arrow Rail Station which services Heuston Station and the Docklands, and it's a five minute drive to the N7/M7 Junctions.

Accommodation in this lovely home briefly comprises entrance hallway, sitting room, kitchen/dining room, pantry. Upstairs 3 bedrooms (one with en-suite) and family bathroom.



Accommodation

Entrance Hallway 5.22 x 1.9m (5.22 x 6'3"): The bright entrance hall is laid with an attractive oak effect tile which runs through to the kitchen. Newly fitted stairs carpet.

Sitting Room 5.41m x 3.3m (17'9" x 10'10"): The sitting room to front features a cast iron and tile fireplace with wooden surround, both wall and ceiling lighting, and with a new oak laminate floor underfoot. Double doors lead to the dining area.

Kitchen/Dining Room 5.66m x 5.35m (18'7" x 17'7"): This is a bright and generous space, recently fitted with a new tile floor and splashback. It is fitted with a selection of cabinets offering lots of storage, and includes a new ceramic hob, an oven, fridge freezer, washer/dryer and dishwasher. With back door and sliding door to the patio.

Pantry 1.75m x 0.88m (5'9" x 2'11"): Fitted with shelving and with a tile floor.

Guest WC 1.8m x 0.77m (5'11" x 2'6"): The wc has been refurbished, with a new wc and vanity unit and attractive tiling to floor and walls.

Upstairs

Landing 2.7m x 2.17m (8'10" x 7'1"): With new carpet floor, hotpress off and access to attic.

Bedroom 1 4.95m x 3m (16'3" x 9'10"): This is a very spacious double bedroom with rear view. It has a selection of fitted wardrobes and a new carpet floor.

En-Suite 2.23m x 1.37m (7'4" x 4'6"): The en-suite is freshly renovated, with a new contemporary suite of wc, vanity unit and shower tray with power shower and new tiling throughout.

Bedroom 2 3.62m x 2.61m (11'11" x 8'7"): Bedroom 2 is a generous double room to front with fitted wardrobes and new carpet floor.

Bedroom 3 2.9m x 2.5m (9'6" x 8'2"): This is a single room with front view and a carpet floor.

Family Bathroom 2.19m x 2m (7'2" x 6'7"): The bathroom has just been refurbished and now includes a modern wc, vanity unit and bath, with electric shower overhead, and stylish tiles to walls and floor.

Outside To the front, the garden is in lawn with laurel hedging to one side, and there is off street parking for two cars in the driveway. The gated side passage brings you to the rear garden. This garden is in lawn with some shrubs, and a patio just outside the sliding doors. It boasts a cute wooden shed/playhouse 2.4m x 1.75m.





Special Features & Services

- Built 1997 approximately.
- Extends to 96m² approximately.
- Upvc double glazed windows.
- Gas fired central heating (new boiler fitted Oct 2022).
- Off street parking for two cars.
- uPVC fascia and soffits.
- Gated side access.
- Not directly overlooked to front or rear.
- All new flooring throughout the home plus new skirting and architraves to ground floor rooms.
- New toilets, wash basins, bath, tiling, hot water tank, shower tray and power shower.
- Freshly painted.
- All new curtain poles, internal door handles and light fittings.
- All windows and external doors have been refurbished with new handles, rubber seals and hinges.
- Low maintenance brick and dash exterior.
- Large garden to rear, in lawn with shrubs and wooden shed.
- Carpets, curtains and appliances included.
- A short stroll to Sallins Village with its selection of shops, restaurants, school and canal greenway.
- Just a few minutes from Naas with its many shops, restaurants, secondary schools, hospital, theatre and many sporting facilities.
- A 14-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, Intel Leixlip and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.

BER BER C1, BER No. 118036292





NEGOTIATOR

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

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. Take the third left turn and go around by the green area. Number 13 is the 13th house in this crescent, facing the green.

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.

PSRA Registration No. 001057