



Beechbrook, The Sidings, Osberstown Naas, Co. Kildare, W91 V2YT.

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The Sidings,
Osberstown Naas,
Co. Kildare,
W91 V2YT.***

***A superbly spacious 4
bedroomed detached
bungalow located in
peaceful cul de sac on the
edge of Sallins village!***

€795,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O'Reilly are proud to welcome you to 1 The Sidings, a superbly spacious 4 bedroomed detached bungalow located in peaceful cul de sac on the edge of Sallins village. The Sidings is an enclave of just 6 individual homes, all on large plots, close to the Grand Canal.

This is a bright, spacious, and well-proportioned property, with large windows maximising the light into each of its generous rooms. It is a haven for entertaining, boasting many large reception rooms which all flow wonderfully to one another. The current owners have spared no expense in updating the property over the last five years, ensuring it is brought to market in excellent, turn-key condition. These improvements include new windows and doors (interior and exterior), solar panels, updated bathrooms, wardrobes, new flooring, bespoke office cabinetry, and the excellent addition of a garden room.

Set on approximately 0.3 of an acre, the property features beautifully maintained front and rear gardens, featuring pristine lawns, mature trees, established hedges, and vibrant borders packed with colourful shrubs.

It is ideally located for the commuter, being just a short walk to the Sallins Rail Station and a few minutes' drive to the N7/M7 Junction. It is conveniently located close to Sallins' many amenities - shops, bars, restaurants, creches, primary school, playground, and GAA club. The Monread Shopping Centre is just a 10 minute walk away, while the bustling town of Naas is just a few minutes' drive offering boutiques, restaurants, secondary schools and many leisure facilities.

The well-proportioned accommodation in this fine property briefly comprises - entrance hallway, sitting room, home office, family room, kitchen, bathroom, 4 double bedrooms (1 en-suite), utility room and garage. Garden room.

Entrance Hallway The hallway is a bright welcoming space with velux windows overhead and a solid oak floor underfoot. There is a hotpress off and access via Stira stairs to the part floored attic.

Sitting Room 5.22m x 4.55m (17'2" x 14'11"): The spacious sitting room is a sophisticated space, with a warm oak floor, wall panelling and elegant lighting. The focal point is the impressive marble fireplace, with an inset solid fuel stove. With door to office.



Office 4.11m x 3.47m (13'6" x 11'5"): The office is a roomy versatile space to front. Earlier this year a stunning wall of cabinetry with shelving and panelling was added, offering lots of storage. The floor is in oak and glazed double doors lead to the living room.

Living Room 5.7m x 3.45m (18'8" x 11'4"): This is a wonderfully bright and airy room featuring windows that overlook the garden, complemented by Velux windows set into the vaulted, panelled ceiling. French doors provide direct access to the garden, and a door leads across to the utility room.



Kitchen/Dining Area 4.75m x 4m (15'7" x 13'1"): The kitchen showcases a range of beautiful in-frame cabinets complemented by a warm toned granite worktop. It is equipped with quality appliances, including a ceramic induction hob, a Neff double oven with a convenient warming drawer, an integrated fridge/freezer and a dishwasher. The finish is complete with a new tiled floor and feature wall panelling.

Family Bathroom 2.68m x 2.14m (8'10" x 7'): The recently refurbished bathroom offers a stylish suite and fittings, with a wall mounted vanity unit, sleek wall hung rim free wc with concealed cistern, and a walk-in shower with low profile tray, rainfall head and riser. The room is beautifully tiled in large format tiles with striking wood effect porcelain tiles in the shower.





Bedroom 1 4.08m x 3.3m (13'5" x 10'10"): A generous double room with lovely garden view to front, it features a range of Sliderobes which include hanging rails, shelving and drawers. The floor is laid in a new oak style laminate.

En-Suite 2.24m x 0.93m (7'4" x 3'1"): This en-suite has been recently refurbished and is now fitted with a contemporary suite and tiles comprising a wall mounted rimless wc with concealed cistern, high gloss vanity with mounted vessel sink, led mirror, vertical heated towel rail and a shower enclosure with rainfall head and riser. The room is complete with geometric tiles to the walls and contrasting tiles to the shower.

Bedroom 2 3.8m x 2.71m (12'6" x 8'11"): A double bedroom with rear view of the garden, it includes new fitted wardrobes with drawers and rails, and a new laminate oak floor.

Bedroom 3 3.68m x 2.71m (12'1" x 8'11"): Bedroom 3 is a spacious room to rear with new oak laminate floor and fitted wardrobes.

Bedroom 4 3.1m x 2.61m (10'2" x 8'7"): A double bedroom overlooking the front garden, this is currently used as a hobby room. It has an engineered oak floor.



Special Features & Services

- Built circa 1989.
- Extends to a generous 153m² (plus garden room extending to 22m²).
- Set on approx. 0.3 of an acre approximately.
- Large garden room by Garden Office Solutions.
- Solar panels recently installed for water heating.
- Oil fired central heating with Grant Vortex boiler and high output radiators installed in 2018.
- uPVC triple glazed windows and composite front door (2022).
- New bedroom wardrobes, skirting boards and floors.
- New interior doors throughout.
- Bathrooms refurbished in 2021.
- Fitted alarm system.
- Quality blinds, light fittings and all fitted appliances included.
- Large, resurfaced driveway with parking for many cars and Zappi car charger.
- Roof inspected, repairs made and new uPVC soffits, fascia, downpipes and dry verge added.
- Beautiful front garden with pristine lawn, copper beech hedging and floral borders.
- Large private rear garden in lawn with patio, mature trees and beds filled with shrubs.
- Close to towpath walks on the Grand Canal.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club and primary school and just a five-minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 10-minute walk to the Monread Shopping Centre.
- 10-minute walk to the commuter train station with access to Heuston station and the Docklands. Close to bus stop for buses to Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.

BER B2, BER No. 103530663.



Garage

Utility Room 3.1m x 2.9m (10'2" x 9'6"): The utility offers lots of storage in its many fitted cabinets. The splashback is tiled in metro tiles, and a terrazzo tile adorns the floor. It includes a dryer and washing machine. Door to garage storage.

Storage Room 2.74m x 3m (9' x 9'10"): With up-and-over door to front.

Garden Room 5.76m x 3.8m (18'11" x 12'6"): The cedar clad garden room was built in 2023 by Garden Office Solutions. It is fully insulated and is fitted with uPvc triple glazed windows and door. The heating is electric and there are lots of sockets and wifi, making this versatile space a perfect work from home office or home gym.

Outside To front the expansive garden offers a large pristine lawn with beds of shrubs such as weigela, viburnum and cotoneaster. The garden is bordered by hedges, predominantly copper beech and punctuated by beech trees. The recently resurfaced driveway can accommodate 6 cars and there is a Zappi car charger.

The rear garden is very private. It includes a spacious lawn with flower beds filled with shrubs such as hydrangea, Bergenia, heather and euonymus and specimen trees. The paths and patio are in cobblelock and a paved screened area hides the washing line, bin storage, and boiler house.





Directions

From Naas take the Sallins road, passing through the roundabout at Millenium Park and over the motorway flyover. Turn left. Take the first right into The Sidings and number 1 is on the left.

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