

For Sale

Asking Price: €285,000

Sherry
FitzGerald
O'Reilly



70 Hunterswood,
Osberstown,
Sallins,
Co. Kildare,
W91 W688.

sherryfitz.ie

BER B3



Sherry FitzGerald O'Reilly welcome you to 70 Hunterswood, a lovely three bedroom duplex home in a prime location in Sallins village.

It is conveniently located close to the many amenities of Sallins- shops, bars, restaurants, creches, primary school, GAA club, playground and canal greenway. It's a short walk to the Monread Shopping Centre and the bustling town of Naas is just a few minutes' drive away offering more shops, restaurants, schools and many leisure facilities.

Hunterswood is ideally located for the commuter, being so close to the Arrow rail Station and just a few minutes' drive to the N7/M7 Junctions 9 and 9A.

Accommodation comprises entrance hallway, living room, kitchen/dining room, guest wc. Upstairs 3 bedrooms, one en-suite, and bathroom.



Accommodation

Entrance Hall 5.84m x 1.86m (19'2" x 6'1"): The hallway is floored in oak laminate wood, with new carpet to the stairs. With understairs storage.

Living Room 4.87m x 4m (16' x 13'1"): The spacious living room is a lovely bright space with doors to the balcony (4.7m x 1.71m). It has a laminate oak floor.

Guest WC 1.69m x 1.39m (5'7" x 4'7"): The guest wc has a tiled floor with wc and wash basin.

Kitchen / Dining Room 5.56m x 2.8m (18'3" x 9'2"): The bright kitchen/dining room features a range of cream shaker style cabinets offering lots of storage, with a tiled splashback. It includes an oven, ceramic hob, washer/dryer and integrated fridge freeze and dishwasher. The floor is tiled in porcelain tile.

Upstairs The landing has a new carpet and hotpress off. It has a large Velux window overhead.

Bedroom 1 3.68m x 3.48m (12'1" x 11'5"): This spacious double bedroom to front has a selection of fitted wardrobes and an oak laminate floor.

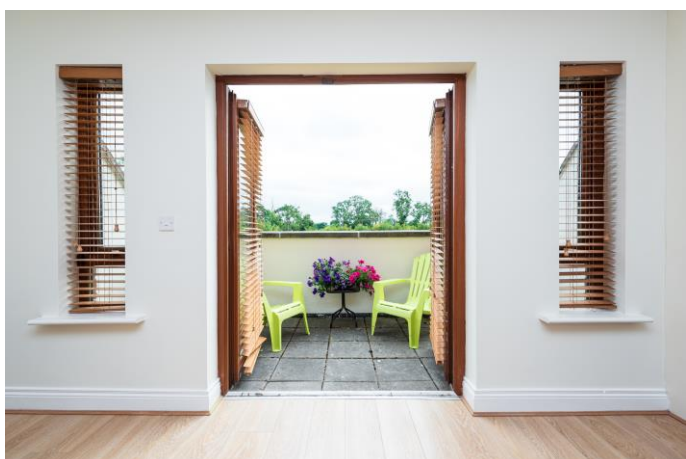
Ensuite 3.26m x 1.29m (10'8" x 4'3"): The ensuite features a quadrant shower unit, wc and wash basin with tiling to floor and shower.

Bedroom 2 4.08m x 2.48m (13'5" x 8'2"): With rear view, this double room has a laminate wood floor, attic access and fitted wardrobes.

Bedroom 3 2.98m x 2.28m (9'9" x 7'6"): This is a neat double bedroom to rear with fitted wardrobes and laminate floor.

Bathroom 2.54m x 1.9m (8'4" x 6'3"): The bathroom is fully tiled and fitted with a suite of bath, wc and wash hand basin.





Special Features & Services

- Built circa 2008.
- Extends to 94m² approximately.
- Double glazed windows.
- Natural gas central heating.
- Fitted with intruder alarm system
- uPVC soffit and fascia
- All appliances, carpets and blinds included
- Allocated parking in underground car park and visitor parking
- Overlooking green areas to front and rear
- Freshly painted throughout
- New carpet to stairs and landing
- Close to the Grand Canal greenway
- Management fee €1,400 pa to include maintenance and refuse
- 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.
- 15 minute walk to the Monread Shopping Centre
- Just a 5 minute walk to the Arrow commuter train with access to Heuston station and the Docklands. Close to bus stop for buses to Maynooth and Blanchardstown
- Short drive to Junctions 9 or 9A of the N7/M7

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NEGOTIATOR

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DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. Take a left turn, then the second right into Oldbridge. Take the second right turn into Hunterswood and advance towards the archway ahead. Number 70 is in the building to the left.

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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