

For Sale

Asking Price: €320,000

Sherry
FitzGerald
O'Reilly



2 The Cottages,
Rahandoon,
Sallins,
Co. Kildare,
W91 V3V8.

BER D2

sherryfitz.ie

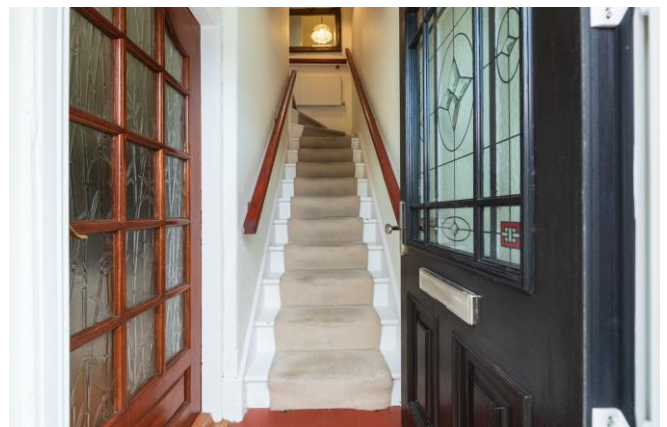


Sherry Fitzgerald O'Reilly are pleased to welcome you to number 2 The Cottages, a 3 bedroomed mid terrace period property just outside Sallins Village. This home has been extended and updated over the years, and it boasts a very large back garden plus rear access with parking for many cars.

While in a rural setting, this home is conveniently located just 1 km from Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, canal greenway and GAA club. Naas is just a few minutes away offering further shopping centres, retail parks, schools and leisure facilities.

It is ideally located for the commuter, being just an 18 minute walk to the Arrow Rail Station and a few minutes' drive to the N7/M7 Junction.

Accommodation in this fine property briefly comprises entrance, sitting room, hall, shower room, kitchen and porch. Upstairs 3 bedrooms.



Accommodation

Entrance 1.06m x 0.95m (3'6" x 3'1"): With terracotta tile floor, composite front door and carpet to stairs.

Sitting/Dining room 6.29m x 5.11m (20'8" x 16'9"): The spacious sitting/dining room features a solid wood suspended floor and a marble fireplace with granite hearth and a Stanley Erin boiler stove. With understairs storage press (1.86m x 1m).

Hall 1.6m x 1.02m (5'3" x 3'4"): The hall has an oak floor and fitted storage presses.

Shower Room 3.1m x 1.47m (10'2" x 4'10"): The shower room is beautifully tiled. It includes a wet room style shower, wc, wash hand basin and extractor.

Kitchen 5.68m x 2.53m (18'8" x 8'4"): The kitchen is fitted with a range of storage presses, with a tile splashback and tile floor. It includes a freestanding cooker with ceramic hob and double oven, washing machine, dishwasher and fridge freezer.

Porch 1.63m x 1.27 (5'4" x 1.27): With terracotta tile floor and upvc door.

Upstairs

Landing 2.5m x 0.9m (8'2" x 2'11"): With carpet floor.

Bedroom 1 4.84m x 2.85m (15'11" x 9'4"): This is a generous double bedroom with front views, both centre and wall lighting and a solid wood floor. It includes a built in hotpress and a storage press with attic access.

Bedroom 2 3.43m x 2.5m (11'3" x 8'2"): Bedroom 2 is a double bedroom with rear aspect. It features an original cast iron fireplace and door, and a solid wood floor.

Bedroom 3 2.5m x 2.4m (8'2" x 7'10"): This is a single bedroom to rear with pitch pine floor.

Outside

Metal Shed 3m x 2.5m (9'10" x 8'2"): The front garden is in lawn with rose bushes and cobblelock pathway. To the rear is an extensive garden in lawn, surrounded by fencing and willow and beech trees. There is a large gravel drive and rear access shared with one neighbour.





Special Features & Services

- Built early 1940 and extended in 1973.
- Extends to 87m².
- Charming period property.
- Oil fired central heating and large stove with back boiler.
- Upvc windows and composite front door.
- Fitted alarm system.
- All carpets, blinds, most light fittings and appliances included.
- Retaining some original features – cast iron fireplace and doors.
- Fibre broadband.
- Septic tank updated in 2019.
- Very large garden to rear, in lawn surrounded by weeping willow and beech trees.
- Rear access and parking for many cars on gravel drive.
- Just 3 minutes' drive to Sallins village and 10 minutes to Naas town centre.
- 18 minutes' walk to Sallins train station with trains to Heuston and the Docklands
- Short drive to N7 interchange.
- One minute walk to school bus stop.

BER BER D2, BER No. 117405365





NEGOTIATOR

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DIRECTIONS

From Naas take the Sallins Rd R407, follow the road to Sallins Village. Enter Sallins Village and go over the Canal bridge and take an immediate turn right so that Lock 13 bar is on your left. Follow the road for 1.1km, and you will see the Cottages on your righthand side, To park, best to take the next right turn, and take the laneway on the right. Follow the road around to the rear of the houses, taking the right entrance into number 2's garden.

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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