

# For Sale

Asking Price: €289,000

**Sherry  
FitzGerald**  
O'Reilly



52 Oldbridge View,  
Osberstown,  
Naas,  
W91K6VH.

**BER** C3

[sherryfitz.ie](http://sherryfitz.ie)

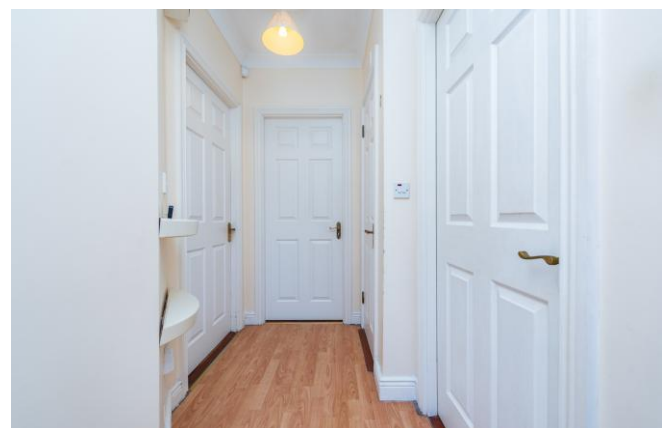
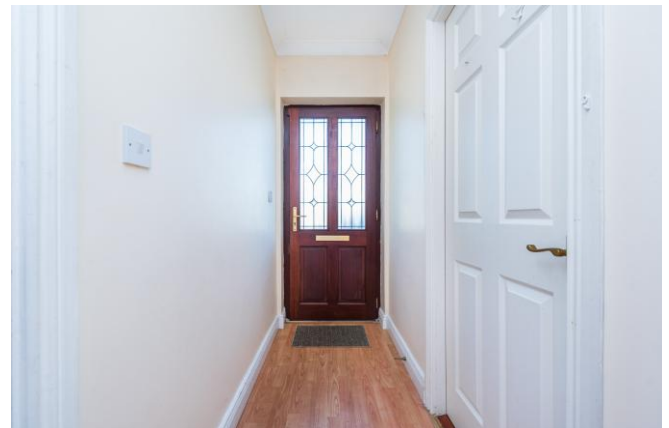




Sherry FitzGerald O'Reilly welcome you to 52 Oldbridge View, a 2 bedroomed mid terrace bungalow tucked away in a quiet location in Sallins Village. It benefits from a spacious south facing garden which is not overlooked.

Oldbridge is a family friendly estate with lots of green areas and easy access to Grand canal walks. It is ideally located for the commuter, being just a short walk to the Arrow 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 bustling town of Naas is just a few minutes' drive away offering boutiques, restaurants, secondary schools and many leisure facilities.

Accommodation in this well-proportioned home comprises hallway, living room/ kitchen/dining room, 2 double bedrooms and bathroom



## Accommodation

**Hallway** 5m x 1m (16'5" x 3'3"): This is a bright hallway with an oak laminate floor, hotpress off and fitted alarm.

**Living/Dining/Kitchen** 9.03m x 3.6m (29'8" x 11'10"): This is a substantial space, offering a comfortable Living area to front featuring a cast iron fireplace with inset gas fire and wooden surround, and the kitchen and back door to rear. The kitchen is fitted with a selection of beech shaker style cabinets, offering lots of storage. It is equipped with a fridge freezer, oven, ceramic hob, extractor and washing machine. The floor is finished in oak laminate.

**Bedroom 1** 3.73m x 2.94m (12'3" x 9'8"): This is a double bedroom with rear garden views which includes a fitted wardrobe and dressing table.

**Bedroom 2** 3.35m x 2.32m (11' x 7'7"): A double bedroom with front aspect, it has a fitted wardrobe.

**Bathroom** 2.38m x 2.35m (7'10" x 7'9"): The bathroom combines wc, vanity unit and bath with overhead electric shower, extractor and Dimplex heater. The walls and floor are tiled. Access to attic.







#### Special Features & Services

- Built circa 2000.
- Extends to 65m<sup>2</sup> approximately.
- Gas Fired central heating.
- Upvc double glazed windows.
- uPvc soffit and fascia.
- Low maintenance exterior with granite windowsills.
- Fitted with intruder alarm.
- Curtains, light fittings and blinds included.
- Kitchen appliances included.
- Green area to front.
- Very private south facing back garden, not overlooked.
- Close to towpath walks on the Grand Canal.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, GAA club, playground and primary school and just a five-minute drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 16-minute walk to the Monread Shopping Centre.
- 13-minute walk to the Arrow commuter train 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.







#### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
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#### Directions

From Naas take the Sallins Road, passing straight through the roundabout at Millennium Park and over the motorway flyover. Turn left. Take the second right into Oldbridge. Take the second left turn and continue straight. Number 52 is at the end of this straight stretch beside the green area.

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