

For Sale

Asking Price: €525,000

**Sherry
FitzGerald**
O'Reilly



62 Oldbridge Park,
Osberstown, Naas,
Co Kildare
W91 AK3V

BER A2

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 62 Oldbridge Park, an exquisite 3 bedroomed (plus attic conversion) semi-detached home nestled in the heart of Sallins village. This superb, light-filled property has been meticulously maintained and significantly upgraded by its current owners. It is a beautifully presented home, enhanced by a large attic conversion that has been thoughtfully transformed to include an extra bedroom, a utility room, and a dedicated office space. The rear garden is perfectly designed for relaxation and entertaining, featuring two patios, built-in seating, and raised beds filled with colourful shrubs.



The family-friendly Oldbridge development boasts extensive green spaces and the amenity of direct access to the beautiful Grand Canal greenway. It offers excellent connectivity, with the Sallins train station within easy walking distance, and access to the N7/M7 junction just a few minutes' drive away. This home is perfectly situated close to all of Sallins' excellent amenities, including local shops, restaurants, creches, primary school, playground, and GAA club. Additionally, it's only minutes from Monread Shopping Centre, and a short drive from the vibrant heart of Naas, which offers a comprehensive selection of boutiques, restaurants, schools, cinema, theatre, retail parks and leisure options.



Accommodation

Hallway 4.73m x 2.23m (15'6" x 7'4"): The welcoming hallway is floored in a wide plank oak laminate which continues through to the living room. Bespoke downstairs storage includes a cloak press and drawers. With carpet to stairs and a composite front door.

Living Room 5.1m x 3.8m (16'9" x 12'6"): This is a large, comfortable living room featuring a custom-made storage and entertainment feature wall. Pocket doors allow easy access to the adjoining dining area.

Guest WC 1.69m x 1.4m (5'7" x 4'7"): This room is fitted with a stylish vanity unit, wc, storage press and a porcelain tile floor.

Kitchen 6.2m x 4.14m (20'4" x 13'7"): The kitchen is a substantial light filled space to rear, with door leading to the garden. It is fitted with a great range of shaker style cabinets and soft close drawers offering lots of storage. To centre in the Kitchen is a large island, perfect for casual dining and providing extra storage and a drinks fridge. It is topped with a superb quartz counter and overhead is an attractive feature light fitting. The well-equipped kitchen incorporates a double oven, ceramic hob, microwave, dishwasher and American style fridge freezer.

Floor 1 - Landing 4.1m x 2.32m (13'5" x 7'7"): The landing has a carpet floor and hotpress off.

Bedroom 1 4.25m x 3.78m (13'11" x 12'5"): This is a spacious bedroom to front with a large selection of quality fitted Sliderobes incorporating drawers, shelving and hanging rails, and it is floored with carpet.

En-Suite 2.5m x 0.9m (8'2" x 2'11"): With wc vanity unit, heated towel rail and shower unit. The floor and surrounds are tiled.

Bedroom 2 3.8m x 2.8m (12'6" x 9'2"): Overlooking the rear garden, bedroom 2 is a double room with carpet floor and fitted wardrobes.

Bedroom 3 3.28m x 2.66m (10'9" x 8'9"): With rear view, this is a double room with carpet floor and built in wardrobes.

Bathroom 2.3m x 1.71m (7'7" x 5'7"): The family bathroom features a stylish suite of wc, vanity unit with basin, bath with overhead shower and a heated ladder towel rail. With tiling to floor and surrounds.

Floor 2 -

Landing 1.74m x 1.13m (5'9" x 3'8"): With carpet floor, velux window and access to the pump room.

Attic Room 5m x 3.2m (16'5" x 10'6"): This is a bright and airy room with two Velux style windows overhead and a grey oak laminate floor underfoot.

Office 2.46m x 1.75m (8'1" x 5'9"): With Velux window, eaves access, laminate floor and a built-in desk

Utility Room 2.44m x 1.75m (8' x 5'9"): The utility is perfectly fitted, with a worktop, storage cabinets and sink. It includes a washer/dryer and Velux window, with attractive tiling to floor and splashback.





Special Features & Services

- Built 2020 with attic conversion in 2022.
- Extends to 143m² approx.
- Upvc double glazed windows and composite front door.
- Heat recovery ventilation system.
- Air to water heating system.
- Alarm system.
- Easy maintain exterior.
- uPVC soffit and fascia.
- All carpets, blinds and curtains included.
- All listed kitchen appliances included.
- Off street parking for 2 cars on cobblelock drive.
- Beautifully landscaped rear garden in lawn with large patio, metal shed and gated side access.
- Not overlooked to front.
- Cul de sac setting with green area and visitor parking at end.
- Within short walking distance of local restaurants, church, school, supermarket, bars, bus stop, Grand Canal walks and GAA Club.
- Close proximity to the Scouts Den which also has added parking options for visitors.
- There is a direct pedestrian entrance to the canal at the Scouts Den too which is ideal for the canal walks.
- Just a few minutes' walk to the Sallins train station with access to Heuston Station and the Docklands.
- Short drive to Junctions 9 or 9A of the M7/N7.

BER BER A2, BER No. 113505762





Outside: To front the driveway can accommodate two cars off street. It is framed on either side with Portuguese laurel. The spacious rear garden was professionally landscaped in 2022. It features a manicured lawn and two distinct paved seating areas. At the back, tiled raised beds incorporate built-in seating with railway sleeper seats. These beds, along with another, are planted with a variety of shrubs and perennials, including viburnum, yucca, hydrangea, and dahlias.

Shed 3m x 2.4m (9'10" x 7'10"): Steel shed by Clane Steel Sheds Ltd.



NEGOTIATOR

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DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. At the traffic lights, take the left turn into Oldbridge. Follow the road, taking the fourth right turn. Number 62 will be the tenth house on your right.

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