



1355 St. Brigids Terrace, Sallins, Co. Kildare, W91 C3V5.

***1355 St. Brigids Terrace,
Sallins, Co. Kildare,
W91 C3V5.***

***A superb 5 bedroomed semi-
detached property perfectly
located in the heart of Sallins
Village!***

Asking Price €525,000

For Sale by Private Treaty

Viewing strictly by appointment

***Selling agents
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BER C2, BER No. 118245331



Sherry FitzGerald O'Reilly are delighted to introduce you to 1355 St Brigid's Terrace, a superb 5 bedroomed semi-detached property perfectly located in the heart of Sallins Village. This home is deceptively spacious. It has been extended to rear, and to the side on two levels. It offers many versatile reception rooms, five double bedrooms and a delightfully spacious rear garden. The main bathroom was updated in 2025 in a beautiful contemporary style.

St Brigid's Terrace is a mature estate of 60 homes arranged around a large green area on the Clane Road. From here it is an easy walk to all the amenities that vibrant Sallins village has to offer - the local school, GAA club, playground, restaurants, bars, shops, supermarkets and the scenic Grand canal greenway.

It is a short 8 minute walk to the Sallins Rail Station, offering frequent and direct service to Heuston Station and the Dublin Docklands. Rapid access to the N7/M7 motorways is available via nearby junctions and there is a bus service from the main road. The Monread Shopping Centre is just a short drive away, while the bustling town of Naas, offers an array of retail parks, schools, a cinema, theatre, and extensive sporting facilities.

Accommodation in this lovely home briefly comprises entrance hall, sitting room, living/dining room, kitchen, living room, bedroom with en-suite bathroom. Upstairs 4 bedrooms (one en-suite) and shower room. Outside – utility room, boiler house, wooden shed, bin store.

Accommodation

Hallway 3.15m x 2.88m (10'4" x 9'5"): The hallway is a bright welcome to this home. It has a tile floor and carpet to stairs.

Sitting Room 4.83m x 3.12m (15'10" x 10'3"): The comfortable sitting room features an impressive marble fireplace with cast iron insert and open fire. It is floored in a warm walnut laminate, and double doors lead to the living/dining room.

Living Room 5.24m x 3.26m (17'2" x 10'8"): The spacious living is of dual aspect to front and side. It features a marble fireplace with cast iron insert, and the floor is laid in carpet. Door to bedroom.





Living/Dining Room 6.11m x 5.65m (20'1" x 18'6"): This is a large, light filled relaxing space, with a tile floor and French doors to the garden. It is open to the kitchen.

Kitchen 3.45m x 3.11m (11'4" x 10'2"): The kitchen is fitted with a selection of storage cabinets with a metro tile splashback and a porcelain tile floor. The appliances include a ceramic hob, microwave, integrated fridge freezer, dishwasher and extractor (connected to own chimney).

Bedroom 1 4.24m x 4.07m (13'11" x 13'4"): This is a double sized room, with carpet floor and French doors to the side passage.

En-Suite Bathroom 2.55m x 2m (8'4" x 6'7"): The bathroom is fitted with the homes original cast iron bath, wc, and wash hand basin. It is floored in linoleum, with tiled surrounds.







Landing The stairs bisect the landing. It includes a hotpress to one side and an airing cupboard on the other. With Stira stairs to the attic and carpet floor.

Bedroom 2 6.25m x 3.89m (20'6" x 12'9"): With views over the rear garden, this is a large bedroom with fitted wardrobes and carpet floor.

En-Suite 3.28m x 2m (10'9" x 6'7"): The en-suite comprises a shower unit with power shower, wc, wash basin and heated ladder towel rail. With paneling and tiling to walls.

Bedroom 3 3.8m x 3.3m (12'6" x 10'10"): This double bedroom to front includes the original cast iron fireplace. It features fitted wardrobes and shelving.

Bedroom 4 4.21m x 2.62m (13'10" x 8'7"): A double room with rear aspect, it has fitted wardrobes and carpet floor.

Bedroom 5 2.93m x 2.18m (9'7" x 7'2"): A small double room to front it is floored in carpet.

Shower Room 2.6m x 1.58m (8'6" x 5'2"): Beautifully refurbished in 2025, it now comprises a walk-in shower with walnut slatted shower panels and marble effect porcelain tiles, with integrated lighting and electric shower and a vanity unit, and a wc.



Special Features & Services

- Built in 1953 and extended in 2009.
- Extends to 186m² approximately.
- Oil fired central heating.
- Fitted alarm system.
- uPvc double glazed windows.
- uPvc soffit and fascia.
- Facing the green area.
- Gated side access.
- All fitted appliances, curtains, shutters and blinds included.
- All external walls insulated 2009.
- Large mature garden to rear.
- Located in the centre of Sallins Village, with its great selection of shops, restaurants, and bars, the local primary school, GAA and canal greenway.
- Just a few minutes' drive from Naas with its many shops, restaurants, Secondary schools, hospital, theatre, cinema, retail parks and many sporting facilities.
- A 8 minute walk to the train Station with quick access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel Leixlip and TUD Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the new Sallins Bypass.

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Outside To front the garden is in lawn, with a weeping cherry tree, laurel hedging, and flower beds, and parking the drive for one car.

The back garden is very spacious, with a lawn enclosed by a mature hedge to side, well-established beds filled with roses and an array of mature trees and colourful shrubs such as weeping cherry tree, sycamore, maple acer and Hypericum,

Practical features are a wooden shed, an enclosed bin store, boiler house, outside tap and sockets.









Directions: Entering Sallins from the Naas side, drive over the railway and canal bridges, pass the Sallins pharmacy on your right, and then take the second right turn onto St Brigids Terrace. Number 1355 will be immediately on the right hand side.

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