For Sale

Asking Price: €380,000

Sherry FitzGerald O'Reilly

29 Hunterswood,
Osberstown,
Naas,
Co. Kildare,
W91 V50F.

sherryfitz.ie

BER C1

Sherry FitzGerald O'Reilly welcome you to 29 Hunterswood, a fine 3 bedroomed mid terrace home in a prime location in Sallins village. This home offers an excellent layout, spacious rear garden and the space for an attic conversion (subject to planning permission).

It is conveniently located with, the primary school, GAA club, playground, an array of restaurants, bars, shops, and the extended Grand Canal Greenway all just a short stroll away. A short drive will take you to Monread Shopping Centre or Naas town, offering a fine selection of shops, retail parks, schools, restaurants, cinema, theatre, and many sports facilities. Hunterswood is ideally located for the commuter, it is a short walk to the Sallins Train Station for direct routes to Heuston and Connolly Stations, or a five-minute drive to the N7/M7 junctions, while the bus stops nearby provide services to a wide range of towns.

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

Accommodation

Hallway 6.29m x 1.93m (20'8" x 6'4"): The welcoming hallway has a porcelain tiled floor and new carpet laid on the stairs. With storage closet off (2.47m x 0.75m).

Living Room 4.74m x 4.7m (15'7" x 15'5"): The spacious living room features French doors leading to the rear garden. It is floored in a warm walnut laminate and includes an attractive cast iron fireplace with wooden surround and granite hearth.

Kitchen/Dining Room 5.37m x 2.81m (17'7" x 9'3"): The bright kitchen/dining room, with front aspect, features a range of shaker style cabinets with a tiled splashback and tiled floor. It includes an oven, 5 ring gas hob, fridge freezer and integrated dishwasher.

Utility Room 1.56m x 1.36m (5'1" x 4'6"): Located off the hallway, with tile floor, worktop, washing machine, dryer and door to guest wc.

Guest WC 1.56m x 1.28m (5'1" x 4'2"): The guest wc includes wc and washbasin, with tile floor.

Upstairs

Landing 4.27m x 1.95m (14' x 6'5"): The landing has a new carpet floor and includes both a hotpress off and a storage room which houses the gas boiler (0.93 x 0.8m). There is attic access via a ladder stair. The attic is part floored and has two Velux windows. It may be suitable for conversion to further accommodation.

Bedroom 1 4.75m x 3.47m (15'7" x 11'5"): This spacious double bedroom to front has a selection of fitted wardrobes and a new carpet floor.

En-Suite 2.75m x 1.07m (9' x 3'6"): With wc, wash basin and shower cabinet. The floor and shower are tiled, featuring mosaic detailing.

Bedroom 2 4.32m x 2.54m (14'2" x 8'4"): This double bedroom overlooks the rear garden. It has a tv point, carpet floor and fitted wardrobes.

Bedroom 3 3.14m x 2.05m (10'4" x 6'9"): With rear view, this is a single bedroom floored in carpet and including a wardrobe.

Bathroom 2.75m x 1.81m (9' x 5'11"): The family bathroom comprises a wc, wash hand basin, and bath with overhead shower. The floor and bath surrounds are tiled.

Outside To front there is allocated parking for one car. The rear garden is in lawn.

Special Features & Services

- Built circa 2006.
- Extends to 103m^2 approximately.
- Double glazed windows.
- Natural gas central heating.
- Low maintenance exterior.
- Fitted with intruder alarm system.
- uPVC soffit and fascia.
- New carpets.
- Freshly painted.
- Management company fee €1,061 to include refuse.
- Ladder stairs to part floored attic with Velux windows.
- All listed appliances included.
- Allocated parking plus visitor parking.
- Spacious rear garden.
- A short stroll to Sallins Village with its selection of shops, restaurants, school and Grand Canal greenway.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre, library, cinema and many sporting facilities.
- A 5-minute walk to the Sallins train Station with access to Heuston and Connolly Stations.
- Bus stop nearby for 139 buses with route including Maynooth University, Intel Leixlip and IT Blanchardstown.
- Short drive to Junctions 9 or 9a of the N7/M7.

BER BER C1, BER No. 113501456.

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 Number 29 is on the left-hand side.

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