

# For Sale

Asking Price: €420,000

**Sherry  
FitzGerald**  
O'Reilly



12 Osberstown Park,  
Sallins,  
Co. Kildare,  
W91 NY39.

**BER D2**

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



Sherry FitzGerald O' Reilly are pleased to bring to market 12 Osberstown Park, an attractive 3 bedroomed semi-detached home located in a quiet cul de sac. Osberstown Park is a family friendly estate in the heart of Sallins Village with lots of green space and easy access to the banks of the Grand Canal.

In the past five years this home has been upgraded, to include new kitchen cabinets, all new ensuite and main bathroom, boiler, flooring, soffits and fascia and large sandstone patio.

Number 12 is conveniently located just a stone's throw away from Sallins' many amenities – shops, bars, restaurants, canal walks, primary school, greenway and GAA Club. It is a short drive to the M7 and a nine-minute walk to the Arrow train station offering a half hour trip to Heuston station. The bustling town of Naas is just a few minutes' drive away offering boutiques, retail parks, restaurants, secondary schools and many leisure facilities.

Accommodation in this beautifully maintained property comprises entrance hall, sitting room, kitchen /dining room, guest wc. Upstairs 3 bedrooms (one en-suite) and family bathroom. Garage.



## Accommodation

**Entrance Hallway** 5.24m x 2m (17'2" x 6'7"): The bright hallway features a laminate wooden floor with carpet to stairs.

**Sitting Room** 5.6m x 3.64m (18'4" x 11'11"): This is a large comfortable room with a warm oak laminate floor. It features a marble fireplace with wooden surround and solid fuel stove.

**Kitchen** 4.51m x 2.84m (14'10" x 9'4"): The kitchen/dining room is a bright and functional space overlooking the garden. Shaker-style cabinets are complemented by a classic metro tiled splashback, and the floor is laid with practical herringbone style linoleum. Integrated appliances include an oven, hob, and dishwasher, and it is plumbed for a washing machine and dryer.

**Dining Area** 2.88m x 2.71m (9'5" x 8'11"): Sliding doors offer direct access to the south east facing rear garden.

**Guest WC** 2.06m x 0.8m (6'9" x 2'7"): With wc, wash basin, feature wallpaper and tile floor.

## Upstairs

**Landing** 3.82m x 1m (12'6" x 3'3"): With carpet floor, ladder stair access to part floored attic and hotpress off.

**Bedroom 1** 3.54m x 3.32m (11'7" x 10'11"): The generous master bedroom has a fitted wardrobe, attractive feature wallpaper and a laminate oak floor.

**En-Suite** 2.13m x 1.35m (7' x 4'5"): The en-suite was remodelled in 2023 and now comprises a stunning suite of low profile wc, vanity unit, heated towel rail, large shower cabinet with electric shower, demisting mirror cabinet and Vortice extractor. With porcelain tiling to floor and walls.

**Bedroom 2** 3.86m x 3.1m (12'8" x 10'2"): With a view over the green area, this double room has a laminate floor and built in wardrobe.

**Bedroom 3** 3.35m x 2.51m (11' x 8'3"): Bedroom 3 is a single room with front aspect, carpet floor and built in bed.

**Family Bathroom** 2.04m x 1.8m (6'8" x 5'11"): The main bathroom is beautifully tiled to floor and walls. Recently updated, it features a modern wc, vanity unit, heated towel rail and bath with a power shower overhead.

## Outside

**Garage** 4.7m x 3.1m (15'5" x 10'2"): The garage has a concrete floor, electrics, plumbing, workbenches and shelving.

**Gardens** The gardens are low maintenance, with a lawn and driveway to front accommodating parking off street for two cars. In the south east facing back garden, alongside the lawn is a large Indian sandstone patio offering lots of space for relaxing and entertaining.

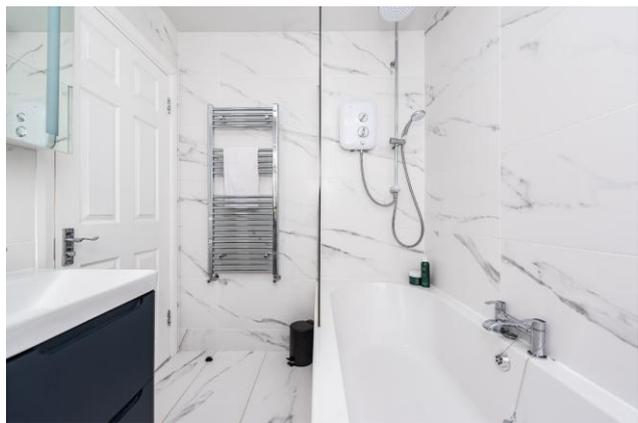
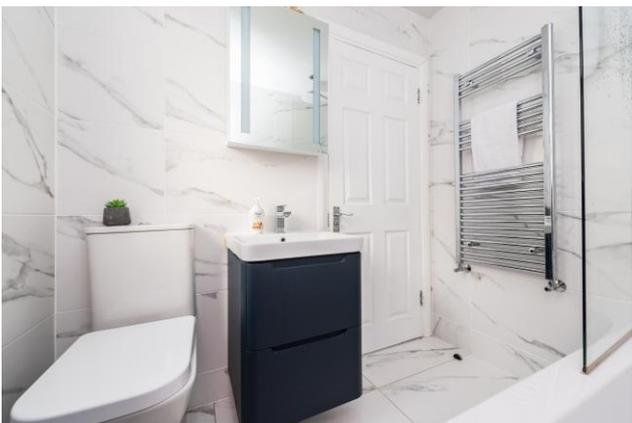




### Special Features & Services

- Built 1995.
- Extends to 98m<sup>2</sup> approximately.
- Oil fired zoned central heating (boiler changed 2020).
- uPVC double glazed windows.
- Fitted alarm system.
- Parking for 2 cars off street.
- Overlooking large green area.
- All blinds and carpets included.
- Listed appliances included.
- Bathrooms recently updated.
- New Indian sandstone patio with ecodeck.
- Large garage to side.
- New uPVC soffit and fascia.
- Low maintenance exterior of redbrick and dash.
- A short stroll to Sallins Village with its selection of shops, restaurants and bars, playground, GAA club and primary school and just a few minutes' drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 20 minute walk to the Monread Shopping Centre.
- 9 minute walk to the Arrow commuter train with access to Heuston station and the Docklands. Close to bus stop for buses to Arklow, Maynooth, Leixlip and Blanchardstown.
- Short drive to Junctions 9 or 9A of the N7/M7.

**BER** BER D2, BER No. 110918026





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### NEGOTIATOR

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### DIRECTIONS

On entering Sallins village from Naas, go over the railway bridge and turn left into Osbertown Court (Opposite Railway Inn Pub) Follow the road straight onto Osbertown Park. Take the second right turn and follow the road to the left of the green area. Number 12 is the 6th house on the left.

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