

For Sale

Asking Price: €425,000

Sherry
FitzGerald
O'Reilly



Bridge View House,
Main Street,
Sallins,
Co. Kildare,
W91 P8V0.

sherryfitz.ie

BER B3



Sherry FitzGerald O'Reilly are pleased to welcome you to Bridge view House. Sitting on the main thoroughfare of Sallins village, Bridge View house is a charming two bedroomed end of terrace cottage with a large garden. In recent years, Bridge View has undergone significant restoration and extension and is now a comfortable, cosy and well maintained home. The garden to the side and rear includes a block built garage, lawn, many flower beds, a garden room and lots of off street parking,

From here it is a short stroll to the local school, GAA club, playground, restaurants, bars, shops and the Grand canal greenway. Close by is the Monread Shopping Centre, and the busy town of Naas offers even more shops, retail parks, schools, restaurants, cinema, theatre and sports amenities. It is perfectly located for the commuter as it's just a short walk to the Arrow Rail Station which services Heuston Station and the Docklands, and it's a 5 minute drive to the N7/M7 Junctions.

Accommodation in this lovely home briefly comprises entrance hall, living room, kitchen, utility, shower room, 2 double bedrooms with en-suite, office. Outside is a large garage



Accommodation

Entrance Hallway 6.26m x 1.61m (20'6" x 5'3"): The hallway features an attractive wood plank style tile floor, a Stira stairs to the attic and a door viewer camera at the front door. There is a large hotpress off the hall (2.05m x 1.2m with shelving).

Living Room 5.1m x 3.84m (16'9" x 12'7"): The spacious living room is warmed by a charming cast-iron wood-burning stove, set against a rustic stone feature wall. The oak flooring adds a touch of elegance, while a door leads out to the garden.

Kitchen/Dining Room 4.3m x 4.1m (14'1" x 13'5"): The well-appointed kitchen is fitted with an array of stylish oak shaker-style cabinets and drawers, providing ample storage. The appliances include a ceramic hob, oven, dishwasher, microwave, and fridge-freezer. The tile floor and splashback complete the contemporary look.

Utility Room 4.15m x 3.2m (13'7" x 10'6"): The utility is fitted with storage presses and sink and includes the washing machine and back door.

Shower Room 2.13m x 0.98m (7' x 3'3"): Off the utility is the shower room, with wc washbasin and large shower with superb mosaic tile floor

Bedroom 1 3.94m x 3.32m (12'11" x 10'11"): Overlooking the rear garden, this spacious bedroom features stylish shaker-style wall panelling, oak flooring, and built-in shelving. A Stira pull-down stair provides convenient attic access, while doors lead to an office and en-suite bathroom.

En-Suite 1.65m x 1.61m (5'5" x 5'3"): The modern ensuite comprises a low profile wc, vanity unit and shower with mosaic tile floor.

Office 2.14m x 1.64m (7' x 5'5"): Formerly a dressing room, the office includes a built in desk and an oak floor.

Bedroom 2 4.34m x 3m (14'3" x 9'10"): This is a bright and roomy double to front with a tile floor.

En-Suite 2.25m x 1.18m (7'5" x 3'10"): The en-suite is fully tiled to floor and walls and it includes wc, washbasin and a large shower unit.

Outside There is a large drive to side and rear with parking for many cars, with electric gate access and an electric car charger. The drive and lawn are edged in flower beds filled with shrubs such as hydrangea and lavender, and includes a raised bed planted with bamboo. The block built garage (9m x 3.9m) offers lots of storage, and a bin store has been created to side (7.8m x 1.5m). At the back of the lawn is a wooden garden room (2.45m x 1.61m) with a tile floor.





Special Features & Services

- Extends to 105m² approximately.
- Gas fired central heating with Climote controls and wood burning stove.
- Fitted alarm system.
- uPvc double glazed windows and doors.
- uPvc soffit and fascia.
- Electric gates to side access with intercom.
- Parking for many cars to side and rear.
- Electric car charger.
- Large block built garage.
- Outside tap and sockets.
- Shaker style internal doors.
- All appliances, blinds and curtains included.
- Located in the centre of Sallins Village, close to the canal greenway, and a lovely selection of shops, restaurants, and bars, the local primary school, GAA and greenway.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre, cinema, retail parks and many sporting facilities.
- A 5 minute walk to the Arrow commuter train with 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.

BER BER B3, BER No. 114684905





NEGOTIATOR

John O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

On entering Sallins village from the Naas side, pass over the first bridge. The house is on the left hand side opposite the Railway Inn, just after the turn to Osberstown Court.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057