



6 Oldbridge Park, Osberstown, Naas, Co Kildare, W91 WEY7.



***6 Oldbridge Park,
Osberstown, Naas,
Co Kildare,
W91 WEY7***

***A superb 3 bedroomed
semi-detached home in the
ever-popular Oldbridge
estate in Sallins!***

€530,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O'Reilly are pleased to introduce you to 6 Oldbridge Park, a superb 3 bedroomed semi-detached home in the ever-popular Oldbridge estate in Sallins. Along with spacious reception rooms and three double bedrooms, the converted attic offers a generous cinema room, the perfect spot for relaxing.

Oldbridge Park is an ideal, family-friendly neighbourhood featuring spacious green areas and direct access to scenic Grand Canal walks. Perfectly positioned for commuters, it's just a short stroll to the train station and minutes from the N7/M7 junction.

Everything needed is right on your doorstep in Sallins, including supermarkets, pubs, restaurants, creche, primary school, playground, and the GAA club. The Monread Shopping Centre is a 15-minute walk away, while vibrant Naas town is a short drive, offering boutique shopping, secondary schools, cinema, theatre, library and extensive sports facilities.

Number 6 is equipped with a range of energy efficient features such as the heat recovery ventilation system, a highly insulated air-tight design, and an air to water system with an A rated heat pump.

The well-proportioned accommodation in this superb home comprises – entrance hallway, sitting room, kitchen/dining room, guest wc. Floor 1 - 3 bedrooms (1 en-suite) and bathroom. Floor 2 – cinema room. Outside – metal shed

Accommodation

Hallway 5m x 2.23m (16'5" x 7'4"): The hallway includes a composite door to front, understairs storage, oak laminate floor and carpet to stairs.

Sitting Room 5.19m x 3.9m (17' x 12'10"): The sitting room is a bright space to front. It is floored in a warm oak laminate and features an electric fire.

Guest WC 1.68m x 1.4m (5'6" x 4'7"): The wc is fitted with a vanity unit, a low-profile wc, heated towel rail and a porcelain tile floor.



Kitchen/Dining Area 6.2m x 4m (20'4" x 13'1"): In the kitchen, the Shaker-style cabinets and soft-close drawers are topped with solid quartz countertops and a metro-tile splashback, while the floor is laid with a porcelain tile. The integrated appliances include a double oven, ceramic hob, combi microwave, dishwasher, washer/dryer, and fridge freezer.

In the dining area, French doors open directly out to the garden.





Floor 1

Landing 4.14m x 3.26m (13'7" x 10'8"): The landing has a carpet floor and hotpress off.

Bedroom 1 4.24m x 3.78m (13'11" x 12'5"): This is a spacious bedroom to front with a large selection of quality fitted wardrobes, and a laminate oak floor.

En-Suite 2.48m x 0.9m (8'2" x 2'11"): With wc, vanity unit and shower unit. The floor and surrounds are tiled.

Bedroom 2 3.81m 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 2.69m (10'9" x 8'10"): With rear view, this room is currently used as an office. It includes a carpet floor and built-in wardrobes.

Bathroom 2.3m x 1.73m (7'7" x 5'8"): The main bathroom comprises a wc, large vanity unit with basin, led mirror, bath with overhead shower and a heated ladder towel rail. With tiling to floor and surrounds.







Floor 2 - Landing 1.16m x 1.07m (3'10" x 3'6"): With carpet floor.

Pump Room 1m x 1m (3'3" x 3'3"): Housing the ventilation unit

Cinema Room 4.87m x 4.81m (16' x 15'9"): This is a wonderful airy space, added in 2021, with three Fakro windows overhead and a laminate wooden floor underfoot. (During its conversion, plumbing was brought to one corner, should a bathroom need to be created in the future)

Outside The cobblelock driveway can accommodate two cars off street. The drive is lined with Portuguese laurel.

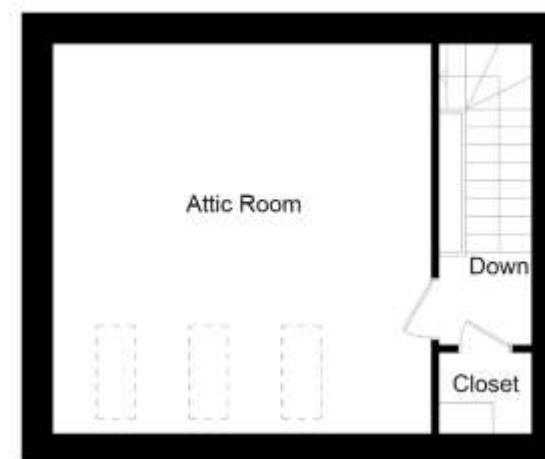
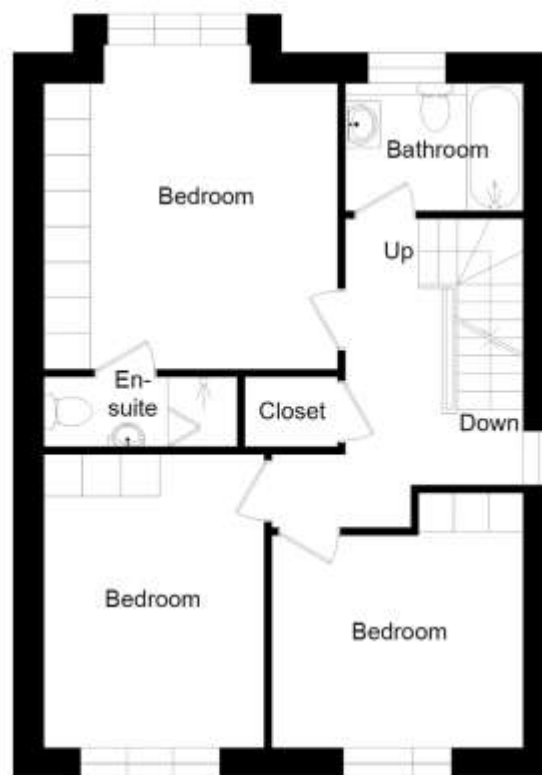
The spacious rear garden offers a large, paved patio stretching the rear of the house and a pristine lawn. With metal shed (2m x 1.88m), outside tap and gated side access.

Special Features & Services

- Built circa 2018.
- Extends to 110.26m² approximately.
- Attic conversion to Cinema room (2021).
- Upvc Double glazed windows.
- Heat recovery ventilation system.
- Air to water heating system.
- Low maintenance exterior of brick to front and dash to rear.
- uPVC soffit and fascia.
- Fitted with intruder alarm system.
- All blinds, integrated kitchen appliances and light fittings included.
- Contemporary shaker style doors throughout.
- Off street parking for 2 cars.
- Spacious rear garden in lawn with large patio, metal shed and gated side access.
- Facing green area and a 2-minute walk to the banks of the Grand Canal.
- Within short walking distance of local restaurants, church, school, supermarket, bars, bus stop and GAA Club.
- Just a few minutes' walk to the commuter rail line with access to Heuston and Connolly Stations.
- Short drive to Junctions 9 or 9A of the M7/N7.



6 OLDBRIDGE PARK, OSBERSTOWN, NAAS, CO. KILDARE





DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. Take the next left turn, Then the second right turn into Oldbridge. Follow the road, taking the third right turn and number 6 will be on the right opposite the green area.

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