

# For Sale

Asking Price: €525,000

Sherry  
FitzGerald  
O'Reilly



271 Oldbridge Station,  
Osberstown,  
Naas,  
Co Kildare  
W91 F5H0.

BER A3

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



Sherry FitzGerald O'Reilly are delighted to introduce 271 Oldbridge Station, a spacious 3 bedrooomed semi-detached home with a practical attic conversion. An A-rated property, it includes energy efficiency features such as the solar panels to heat water and a ventilation system. The southwest facing garden has been landscaped with a patio, lawn and raised beds packed with shrubs.

This lovely home is set in an enviable location in Sallins village, in the well maintained Oldbridge estate which boasts lots of green spaces and its own access to the towpaths of the Grand Canal. From here it is just a five-minute walk to the train station, and an easy walk to all of Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, community centre and GAA club. This busy town of Naas is just a few minutes' drive away offering boutiques, restaurants, secondary schools, retail parks and a large range of leisure facilities.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, guest wc, sitting room, kitchen/dining room. First floor - 3 bedrooms (1 en-suite), family bathroom, Second floor – attic room.



## Accommodation

**Entrance Hall** 5m x 2.23m (16'5" x 7'4"): This is a bright and welcoming hallway. A smart understairs storage system has been fitted with both drawers and press. It has an oak laminate floor and carpet stairs.

**Sitting Room** 5.3m x 3.85m (17'5" x 12'8"): The spacious sitting room features a marble and granite fireplace with an inset gas fire. The floor is laid with oak laminate, and double doors lead to the dining area.

**Kitchen/Dining Room** 6.25m x 3.8m (20'6" x 12'6"): This is a light filled space, fitted with a large range of shaker style cabinets and soft close drawers, plus an island with seating and storage, all complemented by a porcelain tile floor. It incorporates a double oven, hob, dishwasher, microwave, washing machine and fridge freezer. From the dining area, French doors bring you to the patio.

**Guest WC** 1.68m x 1.4m (5'6" x 4'7"): The guest wc features stunning wallpaper and includes wc vanity unit, heated towel rail and porcelain tiled floor.

**Floor 1 - Landing** 4.1m x 2.3m (13'5" x 7'7"): The bright landing has a carpet floor and hotpress off.

**Bedroom 1** 4.25m x 3.67m (13'11" x 12'): This generous double bedroom with front aspect features a wall of built-in wardrobes and a carpet floor.

**En-Suite** 2.48m x 0.9m (8'2" x 2'11"): With wc, wash basin and shower, tiling to floor and surrounds.

**Bedroom 2** 3.82m x 2.8m (12'6" x 9'2"): Bedroom 2 is a spacious double with a carpet floor and a selection of fitted wardrobes.

**Bedroom 3** 3.28m x 3.28m (10'9" x 10'9"): This is a double bedroom with views over the back garden. It has a carpet floor and fitted wardrobes.

**Bathroom** 2.38m x 1.73m (7'10" x 5'8"): The family bathroom is attractively tiled to floor and surrounds. It includes wc, vanity unit, bath with overhead shower and a heated towel rail.

**Floor 2 Landing** 1.13 x 1m (1.13 x 3'3"): With carpet to floor and stairs.

**Attic Room** 5.09m x 4.95m (16'8" x 16'3"): This is a very spacious, multifunctional room, currently used as an office and playroom. The floor is laid with carpet and there is access to attic storage space.

**Outside** The driveway is lined with Portuguese laurel hedging and two beds filled with shrubs. It is laid with cobblelock with off street parking for two cars. The exterior has a low maintenance attractive ochre brick and cream render finish. A side gate brings you to the rear garden. The rear garden features sunny patio and a manicured lawn bordered by raised wooden planters with mature shrubs such as photinia, azalea and lilac. It includes a bespoke wooden shed (3.36m x 2.8m) with workbench, shelving and electricity.





#### Special Features & Services

- Contemporary family home in an excellent location.
- Built 2017, with attic conversion in 2018.
- Extends to 111.5m<sup>2</sup> approximately.
- uPVC double glazed windows.
- uPvc soffit and fascia.
- Natural gas zoned central heating.
- Solar panels for water heating.
- Low maintenance exterior.
- Listed kitchen appliances included.
- All blinds, curtains and light fittings included.
- Cobblelock driveway with off street parking for 2 cars.
- Fitted alarm system.
- Lovely rear garden in lawn with shrub filled raised beds.
- Custom made wooden garden shed with electricity.
- Facing large green area.
- Within short walking distance of local school, restaurants, church, shops, bars, bus stop, GAA Club and the Grand Canal.
- Short drive to M7/N7 interchange at Junctions 9 or 9A.
- Bus service to Maynooth and Blanchardstown nearby.
- 5-minute walk to the train station with links to Heuston station and the Docklands.

**BER** BER A3, BER No. 109918300.





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### NEGOTIATOR

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### DIRECTIONS

From Naas, proceed towards Sallins, crossing over the motorway bridge. After the next set of traffic lights, take the left turn into Oldbridge. Take the first right turn. Number 271 will be the third house on your left.

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