



21 Osberstown Park, Sallins, Co. Kildare, W91 D1W9.

***21 Osberstown Park,
Sallins,
Co. Kildare,
W91 D1W9***

***Lovely 3 bedroomed
semi-detached home with
attic conversion.***

Asking Price €485,000

***Selling agents
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O'Reilly***

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Sherry FitzGerald O'Reilly welcome to 21 Osberstown Park, a 3 bedroomed semi-detached home with attic conversion, which has been thoughtfully updated and extended to meet the needs of a modern family. Located in a quiet, family-friendly estate on the banks of the Grand Canal, this home offers a peaceful retreat while still being close to all amenities.

The current owners have maximized this property, extending it upwards and outwards. The heart of the home is a stunning open-plan kitchen/living/dining room, perfect for entertaining and everyday life. A lean-to extension adds a versatile utility room and a garage. Outside, a spacious cabin provides an ideal home office and extra storage.

This home 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 ten-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 spacious property comprises entrance hall, sitting room, kitchen /dining /living room, utility, guest wc, garage. Floor 1 – 3 bedrooms (one en-suite) and bathroom. Floor 2 – attic room. Outside - cabin

Accommodation

Entrance Hallway 5.12m x 1.91m (16'10" x 6'3"): The bright hallway with composite front door is floored in a practical porcelain tile with carpet to stairs.

Sitting Room 5m x 3.64m (16'5" x 11'11"): This is a spacious room with front aspect. It features an open fire with a cast iron fireplace and wooden surround, and a built-in storage cabinet. It is floored in a warm oak laminate.

Guest WC 2.13m x 0.8m (7' x 2'7"): With wc, wash basin, tiled floor and surrounds.



Kitchen / Dining/Living Room 6.66m x 5.34m (21'10" x 17'6"): Extended in 2018, this is a substantial room which benefits from rooflights overhead and an expansive glazed sliding door to rear. It is fitted with a superb range of shaker style floor and wall cabinets with a metro tile splashback. A sizeable island is to centre, offering further storage, an induction hob and seating for casual dining. The kitchen includes side by side ovens, dishwasher and fridge freezer.

Utility Room 3.44m x 2.46m (11'3" x 8'1"): The utility is part of a lean-to extension, which includes the garage. It is fully insulated to floor and walls, with an oak laminate floor and wood panelled walls. It is plumbed for washing machine and dryer. With upvc doors to the garden and garage

Garage 5.2m x 2.63m (17'1" x 8'8"): With double wooden doors to front and door to utility.





Floor 1

Landing 2.4m x 1.47m (7'10" x 4'10"): With carpet floor and hotpress off.

Bedroom 1 4.4m x 3.36m (14'5" x 11'): This is a generous double room to rear, with feature wallpaper and a laminate oak floor. It includes Sliderobes incorporating a walk-in wardrobe with shelving and rails.

En-Suite 2.1m x 1.36m (6'11" x 4'6"): The en-suite combines wc, vanity unit, built in shelving, heated towel rail and a shower unit with electric shower.

Bedroom 2 3.87m x 3.05m (12'8" x 10'): Bedroom 2 is a double room of front aspect, overlooking the green area. It has a laminate oak floor and built-in wardrobes with hanging rails, shelving and drawers.

Bedroom 3 3.32m x 2.53m (10'11" x 8'4"): This is a single bedroom with a built-in bed, a laminate oak floor and views to front.

Family Bathroom 2.21m x 1.8m (7'3" x 5'11"): The stylish bathroom comprises a low profile wc, wall hung vanity unit, heated towel rail and bath with rainfall shower. It is fully tiled to floor and walls.







Floor 2 - Landing 1.35m x 0.77m (4'5" x 2'6"): With carpet floor.

Attic Room 4.73m x 3.78m (15'6" x 12'5"): The converted attic is a versatile space with two large Velux windows, a laminate floor underfoot, and access to eaves storage.

Outside

Cabin 6.52m x 2.23m (21'5" x 7'4"): Built in 2017, The cabin is of timber frame construction, is fully insulated and includes double glazed windows and sliding door, electricity and plumbing. It is currently used as an office and for storage but would also make the perfect home gym.

Shed 3.47m x 2m (11'5" x 6'7"): Part of the cabin building, this houses the oil tank and garden tools.

Garden To front, the driveway offers parking for two cars off street. A raised bed is filled with shrubs such as Photinia and fuschia. The rear garden features a spacious granite-paved patio and a raised flower bed filled with attractive hydrangea and hot lips plants.



Special Features & Services

- Extends to a generous 145m2 approximately.
- Oil fired central heating with Hive controls.
- Three bedrooms plus attic conversion.
- Upvc double glazed windows and composite front door.
- Listed fitted appliances included.
- Fitted alarm system.
- Extension built in 2018.
- Large timber framed cabin to rear.
- uPvc soffit and fascia.
- Flat rooves re-feltd 2025.
- Built in surround sound.
- Facing large green area.
- Short walk to the main street of Sallins village with its selection of shops, restaurants and bars, playground, GAA club, greenway and primary school and just a few minutes' drive to Naas town offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities.
- 25-minute walk to the Monread Shopping Centre.
- 10-minute walk to the Sallins train station with easy access to Heuston 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

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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. Continue around the green area and you will see number 21 on your left.





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