



*33 Oldbridge Park, Osberstown, Naas, Co. Kildare, W91 XN4X.*



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Osberstown,  
Naas, Co. Kildare,  
W91 XN4X***

***A beautifully  
maintained and  
exceptionally spacious 4  
bedroomed semi-  
detached home!***

***Asking Price €579,500***

***For Sale by Private Treaty***

***Selling agents  
Sherry FitzGerald O'Reilly  
Phone 045 866466  
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to present 33 Oldbridge Park, a beautifully maintained and exceptionally spacious 4 bedroomed semi-detached home. Nestled in the heart of Sallins village, this superb residence is filled with natural light, offering a welcoming atmosphere from the moment you step inside. In addition, a lovely landscaped garden provides a beautiful extension of the living space with a large patio, cooking station and raised beds packed with shrubs.

This property delivers outstanding energy efficiency with an A2 rating. It is equipped with a heat recovery ventilation system, an advanced airtight design, and an A-rated heat pump, ensuring precise zoned heating and a comfortable, energy-efficient home.

Oldbridge Park is designed for modern family life, with easy access to extensive green spaces and the scenic Grand Canal greenway. It offers superb connectivity, with the commuter train from Sallins Station, only a brief walk away. The N7/M7 road network can be accessed in 5 minutes.

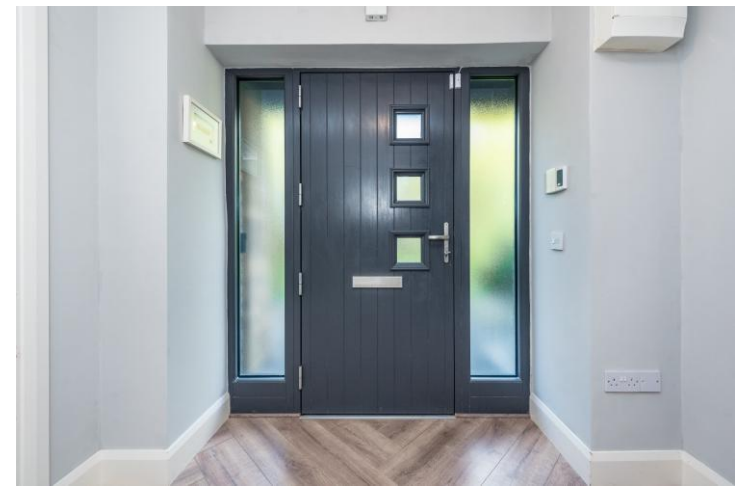
The area boasts excellent local amenities, including shops, restaurants, Sallins primary school, creche, playground and GAA club. The Monread Shopping Centre is nearby, as is the bustling town of Naas offering further leisure facilities, secondary schools, cinema, theatre, restaurants, bars, boutiques and retail parks.



### Accommodation

**Hallway** .5m x 2.2m (.16'5" x 7'3"): The welcoming hallway is floored in a laminate oak laid in a herringbone pattern, which continues through to the living room. With carpet to stairs and a composite front door.

**Living Room** 6.27m x 3.57m (20'7" x 11'9"): With a large window to front, and another to the side, this is a very spacious light filled room. A focal point is the sleek electric fire, and a warm oak laminate is underfoot. Access to understairs storage press 1.6m x 0.91m.





**Kitchen/ Dining Room** 5.63m x 4.53m (18'6" x 14'10"): This is a bright room of dual aspect, including French doors to the garden. Designed for both style and function, the kitchen features timeless shaker cabinets complemented by a quartz worktop, and with a metro tile splashback. An island unit has been added offering both extra storage and seating. The floor is finished with practical porcelain tiling. Quality appliances are included- a double oven, ceramic hob, combi microwave, dishwasher, and fridge freezer.

**Utility Rom** 2m x 1.47m (6'7" x 4'10"): The utility is fitted with storage cabinets, worktop and a washer/ dryer. With tiling to walls and floor.







## Floor 1

**Landing** 3.57m x 0.99m (11'9" x 3'3"): With carpet to floor and walk in hotpress (1.8mm x 1.08m).

**Bedroom 2** 5.6m x 3.57m (18'4" x 11'9"): This is a very generous room of dual aspect, with three windows offering lots of natural light. It includes fitted wardrobes and a carpet floor.

**En-Suite** 1.78m x 1.78m (5'10" x 5'10"): The elegant ensuite comprises vanity cabinet and basin, quadrant shower, wc and a heated towel rail. With tiling to floor and surrounds.

**Bedroom 3** 4.9m x 2.66m (16'1" x 8'9"): Overlooking the rear garden, bedroom 3 is a spacious double room with a carpet floor and fitted wardrobes.

**Bedroom 4** 3.m x 2.766m (9'10" x 9'1"): Bedroom 4 is a comfortable double room to rear with carpet floor and built in wardrobes.

## Floor 2

**Landing** 5.677m x 1.93m (18'8" x 6'4"): With a contemporary light fitting on return, the landing has a carpet floor and attic access.

**Bedroom 1** 4.9m x 4.25m (16'1" x 13'11"): This is a large bedroom with rear view, carpet floor and fitted wardrobes. Access to plant room (1.49m x 1.24m).

**En-Suite** 3.28m x 1.2m (10'9" x 3'11"): The stylish en-suite features a roomy shower with rainfall head and riser, wc, vanity with basin and heated towel rail. With attractive tiling to floor and shower.

**Office** 5m x 3.58m (16'5" x 11'9"): This is a versatile room, suitable for a variety of uses, and currently used as an office and dressing room. It has a carpet floor.







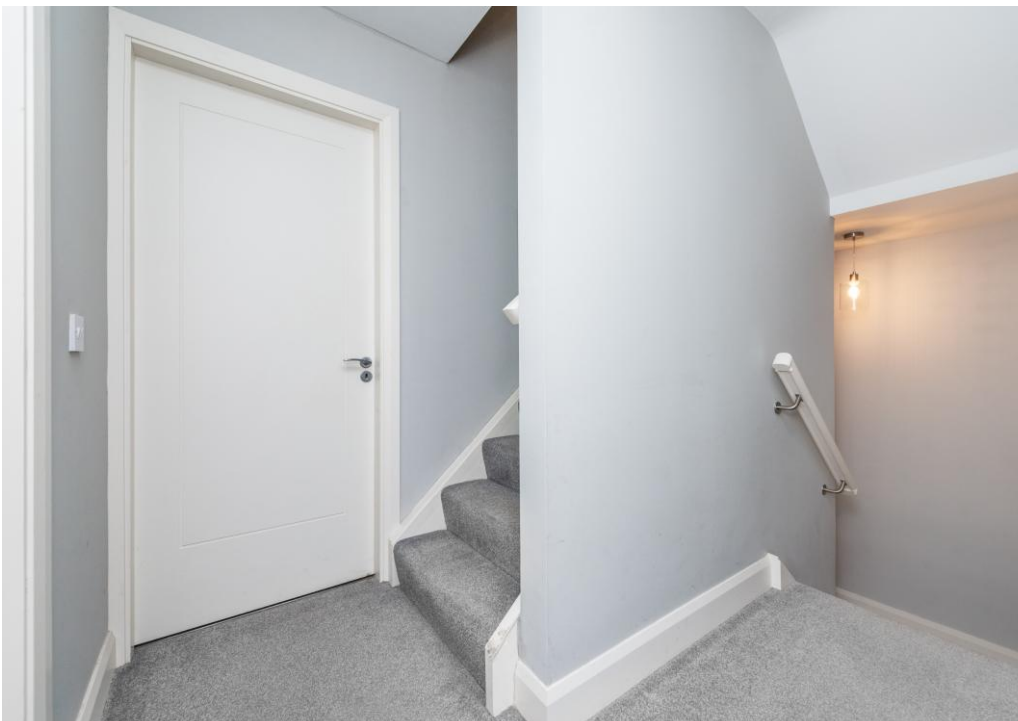
### Special Features & Services

- Built circa 2019
- Extends to 184m<sup>2</sup> approximately.
- Presented in turn-key condition.
- Upvc double glazed windows and composite front door.
- Heat recovery ventilation system.
- Air to water heating system.
- Contemporary bathrooms with upgraded vanities.
- Fitted alarm system.
- Easy maintain exterior of brick and dash.
- uPVC soffit and fascia.
- All carpets, blinds and light fittings included.
- All listed kitchen appliances included.
- Off street parking for 3 cars on cobblelock drive.
- Beside green area.
- Beautifully landscaped rear garden in lawn with large, paved patio, wooden shed and gated side access.
- Two-minute walk to the towpath trails 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 Sallins train station with access to Heuston Station and the Docklands .
- Bus stops nearby with buses to Maynooth, Leixlip, Blanchardstown and Arklow.
- Short drive to Junctions 9 or 9A of the M7/N7.

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**Outside** To front the cobblelock drive can accommodate three cars off street. Portuguese laurel lines the path to the front door of the house and there is gated access to the rear garden. The rear garden has been beautifully landscaped. A large, paved patio sits outside the dining area. The perfect spot for outdoor entertaining, it includes a granite topped cooking station with sockets. The lawn is framed by raised, rendered beds filled with an array of plants, including maple acer, crocosmia, cordyline, rose bushes and ferns, with an elegant water feature to centre. The wooden shed (2.44m x 1.83m) includes electrics.

### Directions

From Naas, proceed towards Sallins, crossing over the motorway bridge and at the traffic lights take the left into Oldbridge Station. Take the third right turn and continue down the road. It will be the last house on the left-hand side, before the turn.







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