

For Sale

Asking Price: €397,500

Sherry
FitzGerald
O'Reilly



13 The Grove,
Sallins Park,
Sallins,
Co. Kildare,
W91 K6K6.

BER C1

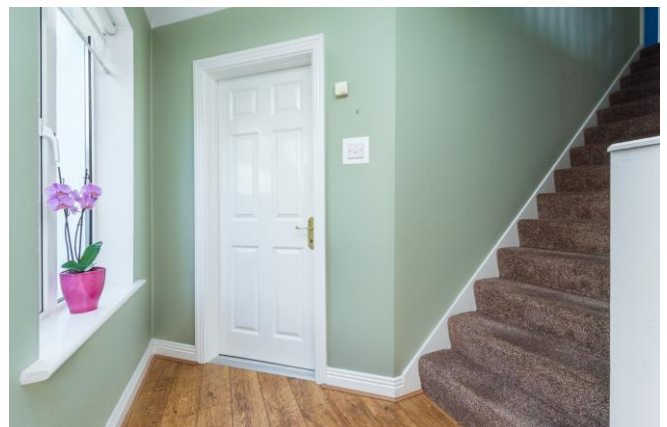
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Sherry FitzGerald O'Reilly are delighted to present 13 The Grove, a superb 3 bedroomed semi-detached home in Sallins Village. This tastefully presented residence is situated in one of Sallins most desirable estates, Sallins Park. It benefits from a recently updated kitchen and en-suite and it features a substantial garden, offering valuable space to the side and rear offering exciting potential for future expansion (subject to planning permission).

Sallins Park is a highly desirable family-friendly estate, cherished for its spacious green areas and vibrant community atmosphere. It offers great convenience, with the local school, GAA club, playground, an array of restaurants, bars, shops, and the beautiful Grand Canal Greenway all just a short stroll away. For even more amenities, Monread Shopping Centre is close by, and the bustling town of Naas offers an extensive selection of shops, retail parks, schools, restaurants, a cinema, theatre, and sports facilities. Commuting is easy as it is just a short walk to the Train Station for direct links to Heuston Station and the Docklands, or a five-minute drive to the Junctions for the N7/M7.

Accommodation in this fine property briefly comprises – entrance hallway, sitting room, kitchen/dining room, utility. Upstairs 3 bedrooms (one en-suite) and family bathroom.



Accommodation

Hallway 6 x 1m (6 x 3'3"): The bright entrance hall has an oak laminate floor, radiator cover and carpet to stairs.

Sitting Room 4.2m x 4m (13'9" x 13'1"): The sitting room offers comfort and style with its solid fuel cast iron stove and beautiful oak over mantle. Both wall and ceiling lighting light the space, which is finished with a warm oak laminate floor.

Kitchen/Dining Room 5.63m x 5.47m (18'6" x 17'11"): The kitchen is a light filled generous space of dual aspect. It was updated in 2020 and fitted with range of attractive shaker style cabinets, drawers and larder press with a metro tile splashback. It includes a cooker with double oven and dishwasher.

Utility Room 2.5m x 0.91m (8'2" x 3'): The utility houses the washing machine and fridge freezer and includes shelving

Upstairs

Landing 3.64m x 2.04m (11'11" x 6'8"): With carpet floor, hotpress off and ladder stairs to part floored attic.

Bedroom 1 4.36m x 3.2m (14'4" x 10'6"): This is a spacious double bedroom with rear view. It has a selection of fitted wardrobes and a carpet floor.

En-Suite 2.38m x 0.95m (7'10" x 3'1"): The en-suite has been recently refurbished, with a new contemporary suite of low profile wc, vanity unit, heated tower rail and shower unit with electric shower. With tiling to shower and floor.

Bedroom 2 2.9m x 2.76m (9'6" x 9'1"): Bedroom 2 is a double room to front with fitted wardrobes and wash oak laminate floor.

Bedroom 3 2.95m x 2.55m (9'8" x 8'4"): This is a single room with front view and a carpet floor.

Family Bathroom 2.85m x 1.63m (9'4" x 5'4"): The bathroom comprises wc, wash basin and bath, with tiling to floor and walls.

Outside The front garden features laurel hedging to the side and off-street parking for three cars. A gated side passage leads to the expansive rear garden, which wraps around the side of the house. The garden includes a paved patio perfect for outdoor dining. Additionally, there is a Steeltech shed (5.2m x 3.2m) on a concrete base, complete with insulation, timbered walls, power outlets, lighting, workbenches, a chest freezer, and a tumble dryer.





Special Features & Services

- Built in 1997.
- Extends to 95m2 approximately
- Upvc double glazed windows.
- Gas fired central heating.
- Wood burning stove.
- Spacious off street parking.
- Cul de sac setting.
- Alarm system.
- uPVC fascia and soffits.
- Gated side access.
- Large garden to rear.
- Low maintenance brick and dash exterior.
- Recently refurbished contemporary en-suite.
- Listed appliances, carpets, curtains and light fittings included.
- A short stroll to Sallins Village with its selection of shops, restaurants, bars, school, GAA club and Canal greenway.
- Just a few minutes from Naas with its many shops, restaurants, Secondary schools, hospital, theatre, cinema and many sporting facilities.
- A 15-minute walk to the Sallins train station access to Heuston station and the Docklands.
- Bus stop nearby for 139 bus with route including Maynooth University, Intel Leixlip and IT Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the Sallins Bypass.

BER BER C1, BER No. 108033929.





NEGOTIATOR

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DIRECTIONS

On entering Sallins village from the Naas side, pass over the two bridges and continue on the Clane Road. Take the right turn opposite Des Kelly Interiors and enter Sallins Park. Take the second left turn and number 13 is the fourth house on the right.

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.

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