



**SUPERB 3 BED SEMI-DETACHED WITH ATTIC CONVERSION IN SHOWHOUSE
CONDITION**

230 Oldbridge Station, Osberstown, Naas, Co. Kildare, W91 Y068

GUIDE PRICE: € 395,000



PSRA Reg. No. 001536

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FEATURES:

- * Energy efficient "A rated" home
- * Presented in excellent condition throughout
- * Gas fired central heating (zoned with Nest smart thermostat)
- * South facing rear garden
- * Solar panels
- * Steeltech metal garden shed
- * PVC double glazed windows
- * High speed Fibre broadband
- * Security alarm
- * Within walking distance to Kerry Group

DESCRIPTION:

No. 230 is an exceptional "A Rated" 3-bedroom semi-detached residence with an attic conversion and a south facing rear garden. It extends to circa 135 sq.m (1,453 sq.ft) and comes with a host of extras including 3 fully tiled bathrooms, "Nest" smart heating system and a very low maintenance exterior. Set towards the end of a cul-de-sac, the property is in an excellent location within a 5 minute walk of Sallins Train Station providing easy access to both Heuston Station and Grand Canal Dock. The M7 Junctions 9 & 9A are both within a 5-minute drive. All local amenities are within easy walking distance including shops, pubs, school, restaurants and coffee shops. The Grand Canal Greenway is also within a very short walk.

Shopping in the area includes Dunnes Stores, Tesco, Lidl, Aldi, Woodies, B&Q, Powercity, Harvey Norman, Argos, Boots, Currys to name but a few. The town has the benefit of an excellent road and rail infrastructure with M7/N7 access to Dublin, bus route and regular commuter rail service from Sallins Station direct to the city Centre either Heuston Station or Grand Canal Dock.

Local amenities include GAA, soccer, rugby, horse riding, hockey, athletics, swimming, tennis, golf, leisure centres and racing in Naas, Punchestown and The Curragh.

ACCOMMODATION:

Entrance Hall: 4.80m x 2.23m
With polished porcelain tiled floor, understairs storage.

Sitting Room: 5.27m x 3.87m
Into bay window with laminate floor, Sandstone fireplace with granite hearth, Henley insert stove.

Guest WC:
Fully tiled with w.c. and w.h.b.

Kitchen/Dining Room: 6.20m x 3.32m
With polished porcelain tiled floor, high gloss cream built in ground and eye level units, integrated fridge/freezer, integrated dishwasher, ceramic hob with extractor, stainless steel sink with tiled splash back, French doors to rear.

Bedroom 1: 4.25m x 3.62m
With laminate floor, range of built-in wardrobes.

En-Suite:
Fully tiled, w.c., w.h.b., shower.

Bedroom 2: 3.82m x 2.80m
with built in wardrobes and laminate floor

Bedroom 3: 3.30m x 2.70m
With laminate floor and built-in wardrobes

Bathroom:
Fully tiled, w.c., vanity w.h.b., bath, heated towel rail.

Hotpress:
Shelved with immersion.

Games Room: 4.90m x 4.85m
Currently used as a cinema (wired for surround sound), suitable for a variety of uses, eaves storage, velux windows.

OUTSIDE:

Outside tap, cobble-loc drive with parking for 2 cars, paved patio area to rear, gated side access, low maintenance exterior, Premium astro turf rear garden (fully walled in).

SERVICES:

Mains water, mains drainage, refuse collection, ESB, gas fired central heating, solar panels, broadband, alarm.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, integrated appliances.

SOLICITOR:

TBC

BER: A3

BER NO: 107990020

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