

# For Sale

Asking Price: €185,000

Sherry  
FitzGerald  
O'Reilly



36 Block D,  
The Waterways,  
Sallins, Co. Kildare,  
W91 VE09.

BER D1

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



Sherry Fitzgerald O'Reilly are pleased to present to market this spacious 2 bedroomed apartment in the Waterways complex, Sallins. Perfectly situated beside the train station with shops and restaurants on your doorstep, it's just a short walk to the many other amenities of Sallins. This second floor apartment is presented in excellent condition. It has lift and stairs access and boasts both a courtyard and a roof garden for residents use.

Accommodation comprises entrance hall, living/dining room/ kitchen, utility, 2 bedrooms, bathroom and balcony.



## Accommodation

**Entrance Hall** 4.9m x 1.36m (16'1" x 4'6"): With porcelain tiled floor and large hotpress off.

**Living Room/Dining room/Kitchen** 7.8m x 2.95m (25'7" x 9'8"): This is a bright room of sunny aspect with a large window and door to balcony. The kitchen has attractive shaker style units with tiled splashback and tiled floor. It includes oven ceramic hob, fridge freezer and dishwasher

**Utility Room** 1.79m x 1m (5'10" x 3'3"): With washing machine, tumble dryer, worktop and extractor fan.

**Bedroom 1** 3.82m x 2.9m (12'6" x 9'6"): This double bedroom has a built-in wardrobe, a laminate oak floor and a door to the balcony.

**Bedroom 2** 3.9m x 3.02m (12'10" x 9'11"): This is a lovely bright room with large window and a laminate oak floor.

**Bathroom** 2.32m x 1.77m (7'7" x 5'10"): With wc, whb and bath, with dimplex fan heater. It is attractively tiled.

**Balcony** 2.65m x 2.2m (8'8" x 7'3"):







#### Special Features & Services

- Built circa 2008.
- Extends to 56m<sup>2</sup> approximately.
- Two bedrooms.
- Lift and stairs access.
- Designated parking spaces.
- Landscaped communal roof garden and courtyard.
- Beside Arrow rail link.
- Short drive to M7/N7.
- Upvc Double glazed windows.
- All appliances included.
- Storage and electric heating.
- Management fee €1,600.00 per annum (including refuse, insurance and maintenance of public areas).

**BER** BER D1, BER No. 100505205







### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

### DIRECTIONS

From Naas, take the Sallins road, passing straight through the roundabout. At the next set of traffic lights, turn left. Follow the road, passing the train station. The Waterways is on the right hand side.

**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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