

For Sale

Asking Price: €170,000



61 Station House,
The Waterways,
Sallins,
Co. Kildare,
W91 KC86.

sherryfitz.ie





Sherry FitzGerald O'Reilly are pleased to present to market this spacious one-bedroom apartment in the Waterways complex, Sallins. The floor to ceiling windows in the apartment offer wonderful views over the fields to the mountains beyond. 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.

Perfectly situated close to the train station with shops and restaurants on your doorstep, it's just a short walk to the many amenities of Sallins, including bars, restaurants and canal-side walks. Naas town centre and the Monread shopping centre are a short drive offering further shops, restaurants, cinema, theatre and many sporting facilities.

For the commuter, It is a five minute drive to Junction 9 or 9A of the N7/M7 or a 2 minute walk to the train station with trains to Heuston station and the Docklands. The 139 bus stops nearby with routes to Maynooth and Blanchardstown and Bus 884 serving Sallins – Naas – Ballymore Eustace.

Accommodation comprises entrance hall, living/dining/kitchen, utility, bedroom and bathroom. Balcony.



Accommodation

Entrance Hall

With solid wooden floor and hotpress off.

Living/Dining/Kitchen 6.63m x 3.63m (21'9" x 11'11"): This is a most appealing room of sunny aspect with a large window and door to balcony. The views from the couch are of the fields and distant hills. It features a solid wooden floor. The kitchen has attractive Shaker style units with floating shelf and tiled splashback. It includes a double oven, ceramic hob, new extractor fan, fridge freezer and dishwasher.

Utility Room 2.54m x 1.15m (8'4" x 3'9"): The utility offers lots of shelving, worktop and washing machine, with a cork tile floor.

Bedroom 3.77m x 3.2m (12'4" x 10'6"): This is a lovely bright double room of dual aspect with a door to the balcony. It has a built-in wardrobe and carpet floor.

Bathroom 2.54m x 1.7m (8'4" x 5'7"): With wc, whb and bath. It has a tiled floor and surrounds with Mosaic detailing.

Balcony 3.3m x 1.15m (10'10" x 3'9"):

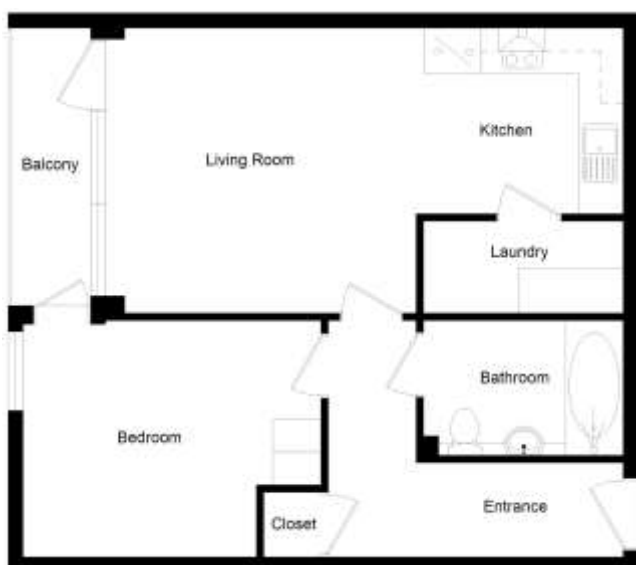




Special Features & Services

- Built circa 2005.
- Extends to 50.5m² approximately.
- Lift and stairs access.
- Designated parking space.
- New energy efficient digital electric radiators recently installed in bedroom and living area.
- Landscaped communal roof garden and courtyard.
- Beside Arrow rail link.
- Short drive to M7/N7.
- Upvc Double glazed windows.
- Intercom access.
- All appliances, blinds and carpet included
- Management fee €1,500 per annum (including refuse, insurance and maintenance of public areas).

BER BER C2, BER No. 114349244







NEGOTIATOR

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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. Take the right towards Supervalu. The entrance to number 61 is between Supervalu and the pharmacy

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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