

For Sale

Asking Price: €265,000

**Sherry
FitzGerald**
O'Reilly



19 Sallins Town Centre,
Sallins,
Co Kildare,
W91 R866.

BER C3

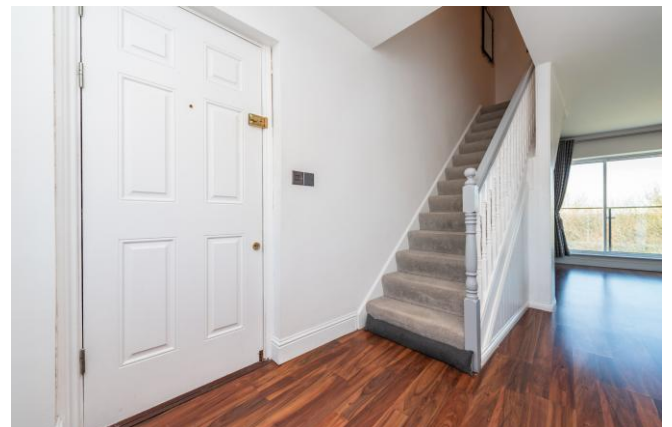
sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present to market no.19 Sallins Town Centre, a 2 bedrooomed own door duplex apartment in a mixed-use development. This apartment is in the centre of Sallins Village near to a host of shops and restaurants. It is close to the Grand canal and perfectly situated for waterside strolls. Number 19 has been well maintained and offers generous bedrooms, two bathrooms and a spacious living room with balcony.

This home is ideally located for the commuter, being just a short walk to the Arrow Rail Station in Sallins with easy access to Heuston Station and the Docklands. From here it is a five-minute drive to the N7/M7 Junction, and it is close to the bus stop servicing Maynooth and Blanchardstown.

The accommodation in this lovely home briefly comprises entrance hall, living room, kitchen. Upstairs – 2 double bedrooms (one en-suite) and bathroom.



Accommodation

Entrance Hall 3.7m x 1.9m (12'2" x 6'3"): The bright entrance hall has an attractive walnut laminate floor which runs through to the living room. With carpet to stairs.

Living Room 4.6m x 3.65m (15'1" x 12'): This is a spacious, light filled room. It has a wall of glass, including the sliding door to the balcony (4m x 1.1m) which overlooks the fields beyond. An archway leads to the kitchen.

Kitchen 3.72m x 2.81m (12'2" x 9'3"): The kitchen is fitted with a range of shaker style cabinets with a mosaic tile splashback. It includes a cooker with ceramic hob, washer/dryer, and fridge/freezer. With sliding door to Juliet balcony and a warm walnut laminate floor.

Upstairs

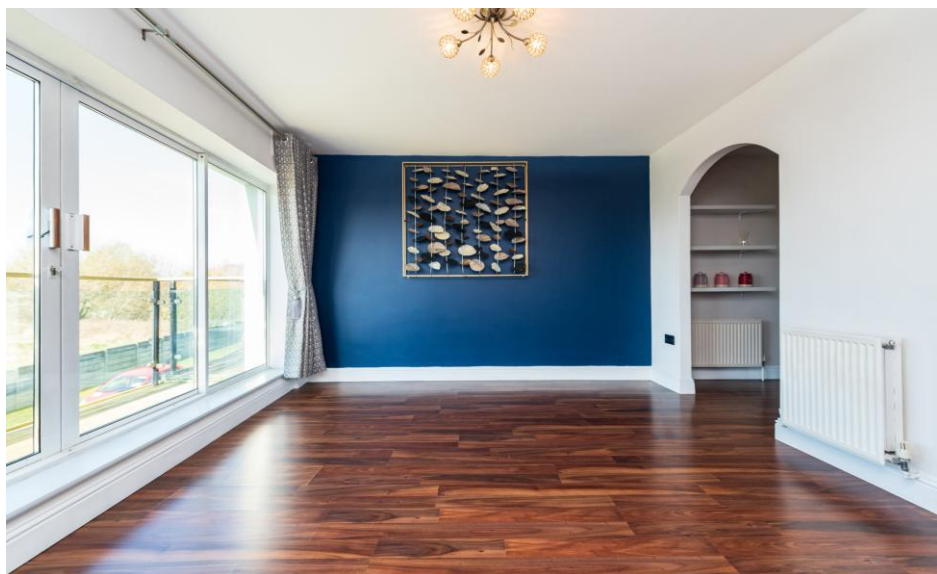
Landing 2.13m x 2m (7' x 6'7"): The landing has a carpet floor and ladder stair access to attic storage.

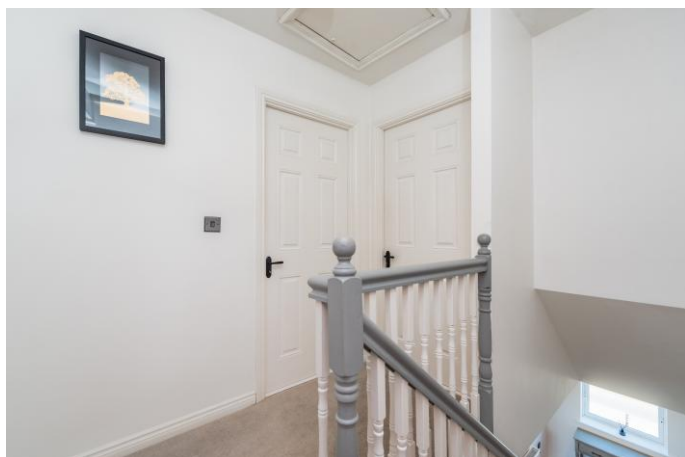
Bedroom 1 3.67m x 3.6m (12' x 11'10"): This generous double room to front has a carpet floor and a range of fitted wardrobes. With hotpress off.

En-suite 2.41m x 1.22m (7'11" x 4'): The en-suite includes wash hand basin, wc and corner shower unit. The shower and splash back are tiled and it has a linoleum floor

Bedroom 2 3.65m x 2.35m (12' x 7'9"): This is a double bedroom with carpet floor and Velux window.

Bathroom 2.5m x 1.15m (8'2" x 3'9"): The bathroom comprises a wash hand basin, wc and corner shower unit. The shower and splash back are tiled and it has a linoleum floor.





Special Features & Services

- Built circa 2008.
- Extends to 65m² approximately.
- Two double bedrooms (one ensuite)
- Gas fired central heating
- Southwest facing balcony
- Designated parking space
- uPVC Double glazed windows
- Cooker, fridge/freezer, washer/dryer included
- Attractive wall colours throughout
- Security gates with phone code access
- Short stroll to canal walks, shops, bars, restaurants, creche and school
- Management fee €2,000 per annum approximately (including refuse, insurance and maintenance of public areas).
- Short walk to Arrow commuter rail station and a few minutes' drive to Junctions 9 or 9a
- Close to the bus stop for buses to Maynooth and Blanchardstown.

BER BER C3, BER No. 111070967





NEGOTIATOR

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DIRECTIONS

On entering Sallins village from the Naas side, go over the railway bridge, then the canal bridge. Pass Lidl on your left. Continue to the Sallins Town Centre Buildings on your left and pass in the archway to the car park. Number 19 is the second apartment on the right hand side, up the stairs.

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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