

For Sale

Asking Price: €310,000

Sherry
FitzGerald
O'Reilly



3 Station Tower,
The Waterways,
Sallins, Co. Kildare,
W91 RK50.

BER C2

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to welcome you to 3 Station Tower, a generously proportioned apartment set in The Waterways, Sallins. This stylish, light-filled property benefits from two balconies, one facing south, the other east, while all residents can enjoy the large roof garden. There are three double bedrooms, one with en-suite and all with views over the open fields behind.

Ideally positioned in the heart of Sallins, this apartment offers exceptional convenience with every amenity right on the doorstep. It is a short stroll to local shops, lively bars, busy restaurants, and scenic walks along the Grand Canal towpath. The vibrant town of Naas is just minutes away by car, providing easy access to boutiques, retail parks, a cinema, theatre, leisure centres, library, hospital, and an extensive selection of restaurants and bars.

Perfect for commuters, Sallins & Naas train station is only a two-minute walk away, offering frequent services directly to Dublin's Heuston and Connolly Stations. The 139-bus route stops nearby for links to Maynooth and Blanchardstown, while Junctions 9 and 9A of the N7/M7 are reachable in just five minutes.

The well-proportioned accommodation comprises – entrance hall, living/dining/kitchen, utility room, walk in hotpress, 3 bedrooms (one en-suite), bathroom and two balconies.



Accommodation

Hallway With dark oak laminate floor and hotpress off.

Walk in Hotpress 2.17m x 1.7m (7'1" x 5'7"): With shelving and oak laminate floor.

Living /Dining /Kitchen Area 7.14m x 4.3m (23'5" x 14'1"): This is a wonderfully bright space, with lots of windows and door to a balcony. The living area is floored in oak laminate

The kitchen is fitted with high gloss cabinet and drawers, complemented by a metro tile splashback and porcelain tile floor. An island adds further storage and seating. It includes an oven, ceramic hob, integrated fridge freezer and dishwasher.

Balcony 1 3.17m x 1.46m (10'5" x 4'9"): With attractive wood cladding to wall and paved floor.

Utility Room 2.3m x 1.2m (7'7" x 3'11"): With worktop, washing machine and a tile floor.

Bedroom 1 5.6m x 2.65m (18'4" x 8'8"): This is a double bedroom, with a wall of windows to one side, including a door to its own balcony. It has a lovely aspect, overlooking the open fields. It is fitted with a selection of wardrobes.

Balcony 2 3.6m x 1.63m (11'10" x 5'4"): With paved floor.

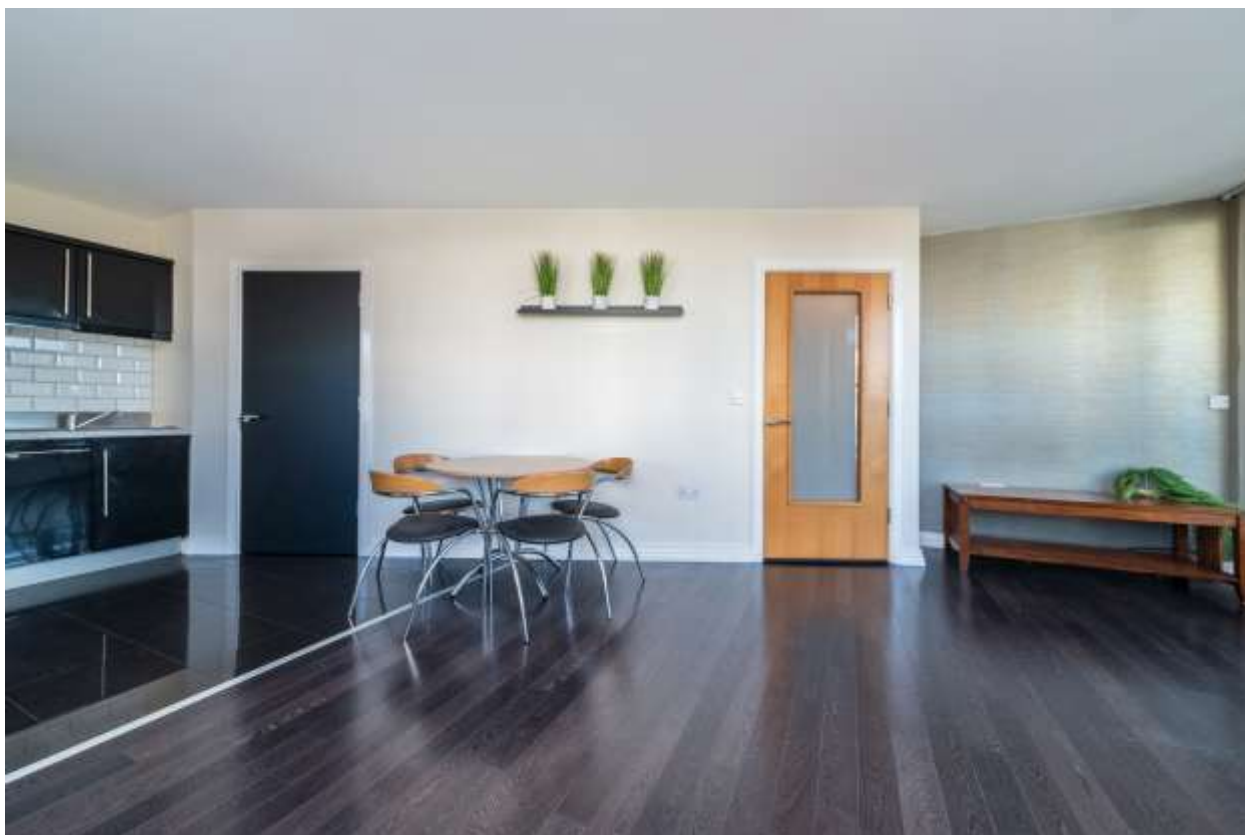
En-Suite 1.67m x 1.45m (5'6" x 4'9"): The ensuite is fully tiled, and includes wc, wash basin, corner shower, extractor and Dimplex heater.

Bathroom 2.15m x 1.80m (7'1" x 5'11"): The bathroom is fully tiled and comprises wc, wash basin and bath, with extractor and electric heater.

Bedroom 2 4.16m x 3m (13'8" x 9'10"): Bedroom 2 is a double room, with fitted wardrobes and carpet floor.

Bedroom 3 4.13m x 2.16m (13'7" x 7'1"): This is another double-sized room, with carpet floor.





Special Features & Services

- Extends to 93m² approximately.
- Built circa 2006.
- South and east facing balconies.
- Lift and stairs access.
- Designated parking space.
- Double glazed windows.
- Communal roof terrace.
- Intercom access.
- Communal bin storage.
- All appliances, blinds, curtains and lighting included.
- Storage and electric heating.
- Fire doors.
- Management fee €3,547 approx. per annum to include cleaner, caretaker, refuse, block insurance etc.
- Within short walking distance of local restaurants, cafes, shops, bars, bus stop, Grand Canal greenway and GAA Club.
- Just a few minutes' drive from Naas with its many shops, restaurants, Secondary schools, hospital, theatre and many sporting facilities.
- A two-minute walk to the train station with easy access to Heuston and Connolly stations.
- Bus-stop nearby for 139 buses with route to Maynooth, Leixlip and Blanchardstown.
- Short drive to Junction 9a of the N7/M7 via the Sallins Bypass.

BER C2, BER No. 112506803





NEGOTIATOR

John 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 through the roundabout and going over the motorway bridge. At the next set of traffic lights, turn right. Follow the road, taking the fourth right turn. Continue towards the circular building, Station Tower.

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.
PSRA Registration No. 001057