

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Reilly



16B The Waterways,
Sallins,
Co. Kildare,
W91 ND37.

BER C3

sherryfitz.ie



Sherry Fitzgerald O' Reilly are pleased to present 16B The Waterways, a spacious one-bedroom apartment in the popular Waterways development in Sallins. Located on the second floor, the apartment is lovely and bright, with large windows and balcony of a southerly aspect.

Ideally situated, this apartment boasts an enviable location with an array of amenities right on the doorstep. It enjoys the convenience of shops and restaurants just steps away and it is a short stroll to all of Sallins' bars and restaurants, and the picturesque canal tow path walks. The bustling town of Naas is only a few minutes' drive away. Here, you'll find an abundance of boutiques, restaurants, hospital, shops, retail parks, cinema, theatre and numerous leisure facilities.

For commuters, the train station is just a two-minute walk away, offering regular services to Heuston and Connolly Station. The 139 bus also stops nearby, with convenient routes to Maynooth and Blanchardstown and It is a five-minute drive to Junction 9 or 9A of the N7/M7.

The apartment's well-appointed accommodation comprises - entrance hall, living/dining/kitchen, utility room, bedroom, bathroom and balcony.



Accommodation

Entrance Hallway 2.78m x 1.02m (9'1" x 3'4"):
With laminate oak floor and hotpress off.

Living /Dining /Kitchen 7.51m x 3.56m (24'8" x 11'8"):
This is a large bright space of dual aspect, with floor to ceiling windows and doors to the balcony. The living and dining areas are floored in an oak laminate, while the kitchen area is tiled.

The kitchen is fitted with attractive Shaker style units with floating shelf and tiled a splashback. It includes an oven, ceramic hob, integrated fridge freezer and dishwasher.

Utility Room 2.27m x 2m (7'5" x 6'7"):
The utility offers storage cabinets and shelving, worktop, washing machine and dryer. It has a tile floor.

Balcony 6.22m x 1.75m (20'5" x 5'9"):
Balcony 6.22m x 1.75m A door from the living area takes you to the south facing balcony.

Bedroom 3.78m x 2.66m (12'5" x 8'9"):
This is a double room with laminate oak floor and fitted wardrobes.

Bathroom 2m x 1.7m (6'7" x 5'7"):
The bathroom comprises a wc, wash basin and bath. It is fully tiled to floor and walls and includes an extractor and Dimplex heater.





Special Features & Services

- Built circa 2008.
- Extends to 45m² approximately.
- Lift and stairs access.
- Designated parking space.
- Upvc Double glazed windows.
- Intercom access.
- Communal bin storage.
- All appliances, curtains and lighting included.
- Storage and electric heating.
- Management fee 1,803 per annum (including refuse, insurance and maintenance of public areas).
- 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 station.
- 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 BER C3 BER No. 105211650.





NEGOTIATOR

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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. Take the next left into The Waterways and continue to the rear of the building. The entrance to Block B is to centre at the rear

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