

# Residential

**Coonan**  
PROPERTY



## 60 Willow Grove, Sallins, Co. Kildare

- Excellent two-bedroom townhouse extending to approx. 72.51 sq.m/ 780.49 sq.ft
- Accommodation comprises of entrance hall, kitchen/dining/living area, two large bedrooms and family bathroom
- Located in a mature development boasting a spacious garden area and well maintained green to the front with ample parking
- Excellent transport links with Sallins Arrow train station within walking distance and N7/M7 provides commuters with easy access in and out of Dublin
- Located in the heart of Sallins with amenities including several popular gastro pubs, restaurants and bars, supermarkets and shops in the heart of the village, as well as the Primary school, sporting facilities and services close by

**2 bedroom townhouse  
extending to approx.  
72 sq.m (780 sq.ft)**

**Guide Price:**

**€295,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

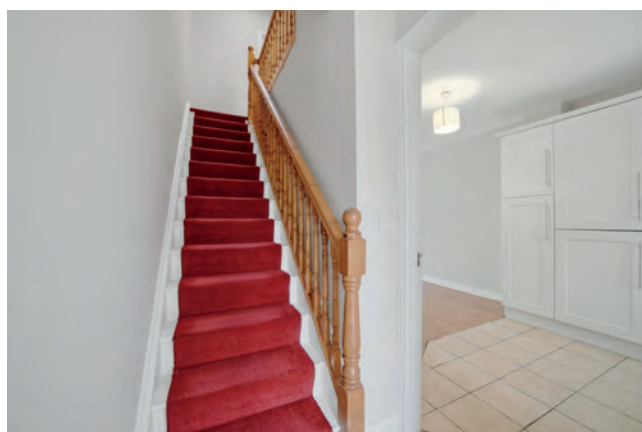
**2.41m x 1.18m**

Tiled floor, alarm panel.

Guest W.C.

**1.00m x 1.58m**

Tiled floor, w.c., w.h.b., splashback tiles, extractor fan.





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Kitchen  
Dining  
Living Room

**3.96m x 9.20m**

Open plan, fully fitted kitchen with tiled floor, oven, hob, extractor fan, stainless steel sink, splashback tiles, plumbed for a washing machine, semi-solid floor defined living area, electric fire insert with granite hearth and wood surround, TV point, understairs storage. Doors leading to rear garden.

Landing

**2.00m x 2.80m**

Fully carpeted including hardwood stairs, access to attic, Velux skylight.



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Bedroom 1      **2.68m x 3.92m**      Hardwood floor, fitted wardrobes.

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Bedroom 2      **4.37m x 3.94m**      Hardwood floor, fitted wardrobes, TV and phone point.



# Accommodation

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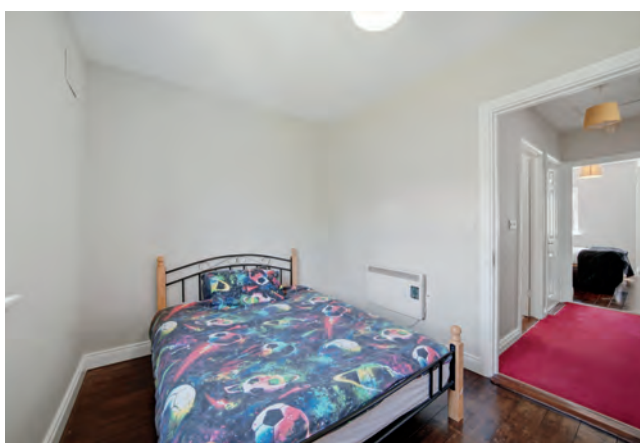
## Bathroom

1.88m 2.61m

Tiled flooring, tiled area around bath with Triton electric shower, w.c., w.h.b., towel radiator.

## Garden

Communal garden areas subdivided by wall & laurel hedging.





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## **Additional Information:**

Gross internal floor area approx. 72.15 sq.m

Built in 2003

Ample parking (non designated)

## **Items Included in sale:**

Fixtures, fitting, window dressings and oven and electric hob.

## **Services:**

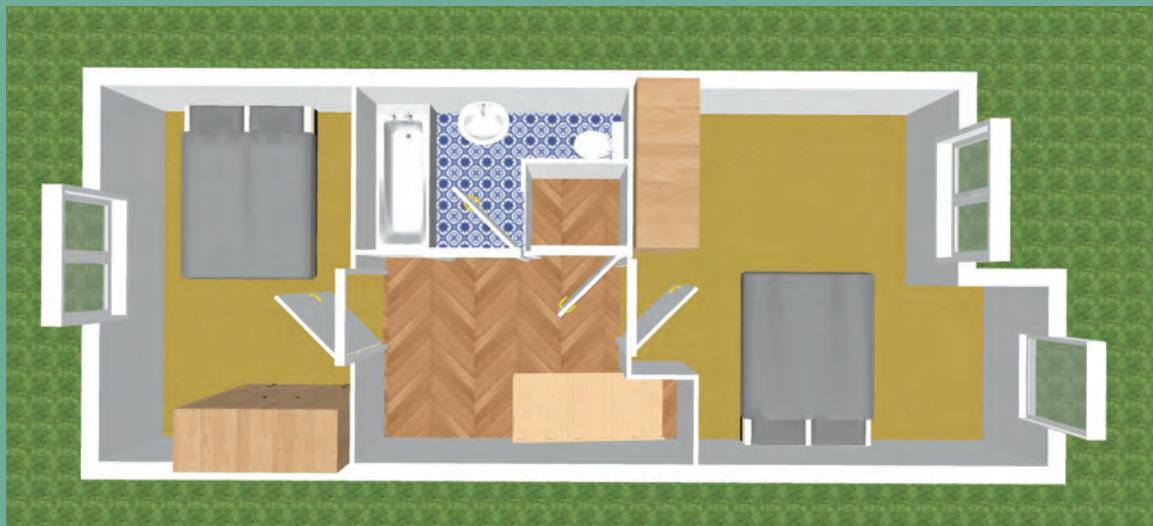
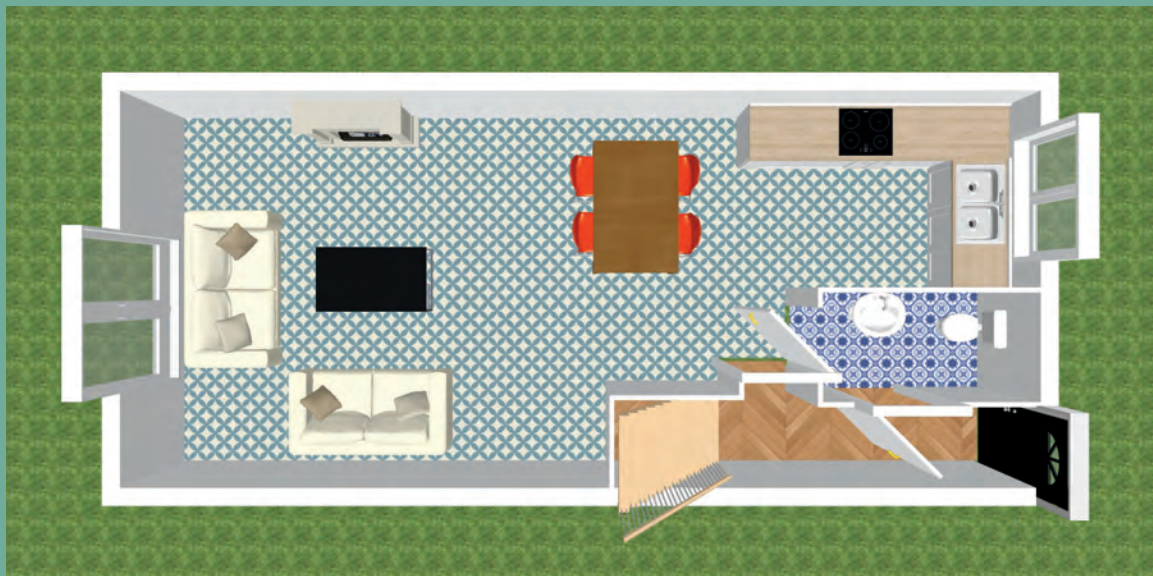
Mains Water

Electric storage heating



# Floor Plans

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