





**Apt. 14 Block B
The Waterways
Sallins
Co. Kildare**



- Modern 2-Bed Apartment
- Extends to 61.35 sq. m. (660 sq. ft.)
- Open Plan Kitchen / Living Room
- Designated Parking
- Roof Garden
- Lift Access





Price: €245,000

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Location

Sallins village is located along the Grand Canal approximately 4 kilometers from Naas, some 25 kilometers south of Dublin City Centre & Dublin Airport. Transport and communications are excellent with the M7 motorway providing direct access via the M50 and National motorway network. Sallins railway station provides 22 Arrow trains each day to Dublin (Heuston Station) with a fastest journey time of 25 minutes. The recently opened Sallins bypass will further enhance the location. Amenities include restaurants, bars, shopping, golf courses, and playing fields. The residential population of Sallins has grown considerably over the last number of years as a result of increased housing developments being completed. The property is located within The Waterways, a mixed-use development situated off the Naas Road and within walking distance of the canal, Sallins GAA and the railway station.

Description

The subject property comprises a two-bedroom second floor apartment in excellent condition throughout. The apartment provides bright and spacious accommodation which includes an entrance hallway spanning into all rooms, open plan living / dining room / kitchen, two bedrooms, bathroom, storage cupboard, utility room & hot press. There is also a balcony accessed from the living area and the master bedroom. The property benefits from timber & tiled floor coverings, intercom/access control & built-in wardrobes. The property is fitted with double glazed uPVC windows and is heated via electric storage heaters. The development is served by elevators and the apartment also comes with a designated parking space.

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