

For Sale By Auction

Two Bedroom Townhouse



18 Abbey Court, Sallins Road, Naas, County Kildare

- Close to Naas town centre
- Two bedrooms
- Landscaped gardens
- Secure parking
- Mature residential development

Accommodation

Description	Sqm (Sq ft)
Residence	63.3 Sq m (681 Sq ft)
Total	63.3 Sq m (681 Sq ft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
N/A	€950 approx.	BER E1



AMV

€180,000

Viewing

By appointment only

Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely.

Description

The subject property is located in Abbey Court, a mature private residential development of apartments and townhouses close to Naas town centre with easy access to the Sallins Road and only a short drive from the N7/M7. There are a number of amenities in the area such as schools, supermarkets, butchers, pubs, leisure centres, crèches and cafes. The property comprises an end of terrace two-bedroom townhouse presented in immaculate condition throughout. The property has been maintained to an excellent standard and has been enhanced in recent years. The accommodation is arranged as entrance hall, kitchen, living room and conservatory on the ground floor, along with two bedrooms and bathroom upstairs. Landscaped gardens surround the property along communal parking and side access. Viewing is highly recommended.

Auction Details

Venue: O'Neill & Co. Offices, Trident House, Dublin Road, Naas, Co. Kildare
Date: Thursday 21st September 2017
Time: 3pm
Solicitor: Burns Nowlan Solicitors, Newbridge, Co. Kildare – Reference: Jackie Hannigan
Ph: 045 432 382

For further information contact:

Darac O'Neill

☎ 045 856 604
☎ 087 965 6063
✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
☎ 085 717 1593
✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No: 001224. Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

 **O'Neill & Co.**
CHARTERED SURVEYORS & ESTATE AGENTS LTD.