



Apt 77 Millbank Square

SALLINS | CO. KILDARE | W91 KN56



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1



63 Sq. mt.



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

No. 77 Millbank Square is located in Sallins Village beside the Grand Canal, and is in close proximity to essential amenities and several transportation options. Commuting to Dublin is easy with the train station a ten minute walk from the property and the M7 Motorway just a 5 minute drive away.

Sallins is well served with schools, shops, pubs and restaurants, not to mention the renowned 'Two Cooks Restaurant' which is a very welcome addition to the village. The SuperValu Store is on your doorstep and the Tesco Superstore is only minutes away.

Naas is a short drive away for additional shopping, bars and restaurants, as well as many leisure facilities. Sporting enthusiasts will enjoy racing at the nearby Naas, Punchestown & Curragh racecourses and any golfer is well catered for with Naas Golf course around the corner, along with Palmerstown Golf Course, Millicent Clane, and the world renowned K-Club just a short drive.

NAAS: c. 3.5 kms | **DUBLIN:** c. 32 kms



DESCRIPTION:

Spacious two-bedroom, top floor apartment located in the popular Millbank Development. The property offers the perfect blend of comfort and convenience with wooden flooring running throughout. As you step inside the hallway, you are lead into a bright living/ dining room with sliding doors onto the balcony overlooking the communal gardens, ideal for relaxing and entertaining.

The kitchen features fitted kitchen cabinets both undercounter and eye level with free standing fridge freezer, oven and gas hob.

Both bedrooms are generously sized, providing a cozy retreat at the end of the day. The shower room is partly tiled with electric shower. Whether you're a first-time homebuyer or looking for an investment opportunity, this two-bedroom apartment is a perfect choice.





ACCOMMODATION

ENTRANCE HALL | 3.65m x 1.09m

With wooden flooring, Cloakroom & Hotpress.

LIVING/DINING ROOM | 5.99m x 4.69m

With fireplace with granite and wood surround, wooden flooring & patio doors to balcony. Opening to Kitchen.

KITCHEN | 2.57m x 2.34m

With fitted kitchen units, 5 ring gas hob, cooker, fridge freezer, tiled floor and splashback.

BEDROOM 1 | 4.18m x 2.5m

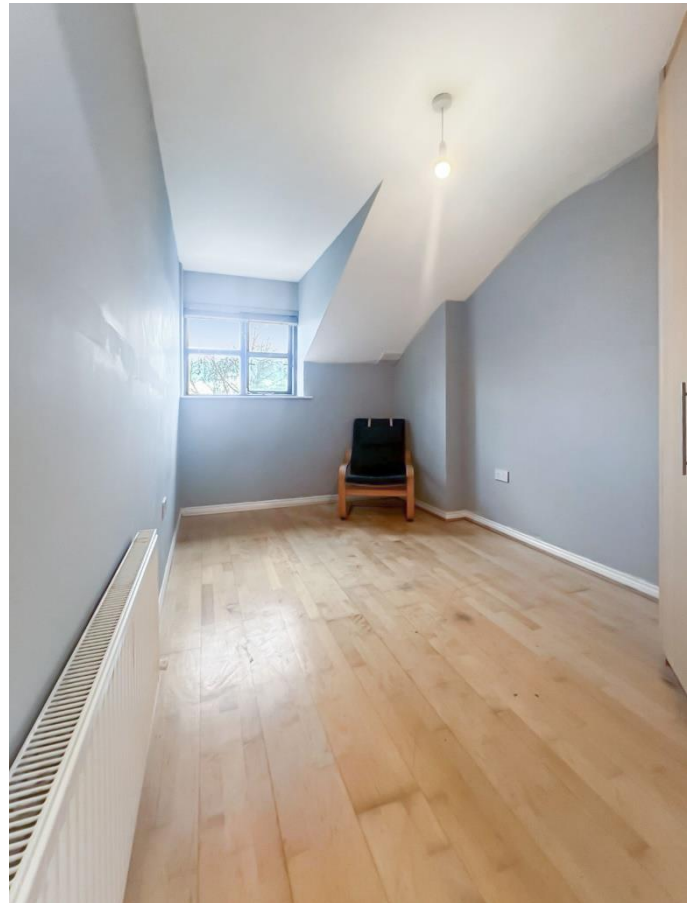
With fitted wardrobes and wooden flooring.

BEDROOM 2 | 4.17m x 2.96m

With fitted wardrobes and wooden flooring.

SHOWER ROOM | 1.86m x 1.75m

With shower cubicle with electric shower, W.C., & W.H.B., tiled floor and part tiled walls.



OUTSIDE/SERVICES:

- Communal parking (one space per apartment plus visitor)
- Communal Gardens
- Gas Fired Central Heating







VIEWING:	BY APPOINTMENT ONLY
BER:	C2 (117227090)
MANAGEMENT FEES:	€1,785 Per Annum
PRICE REGION:	€215,000



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DOYLE

Established. 1952

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