

For Sale

Asking Price: €217,500

Sherry
FitzGerald
O'Reilly



66 Station House,
The Waterways,
Sallins,
Co. Kildare,
W91 VX76

BER C2

sherryfitz.ie



Sherry Fitzgerald are pleased to present to market 66 The Station House. This is a spacious two bedroomed apartment in The Waterways mixed-use complex in Sallins Village. Number 66 is a superb second floor apartment with floor to ceiling windows and it is presented in excellent condition. It has lift and stairs access and boasts both a courtyard and a roof garden for resident's use.

Perfectly situated close to the train station with shops and restaurants on your doorstep, it's just a short walk to the many amenities of Sallins, including bars, restaurants and canal tow path walks. Naas town centre and the Monread Shopping Centre are a short drive offering further shops, restaurants, cinema, theatre and many sporting facilities.

For the commuter, it is a five minute drive to Junction 9 or 9A of the N7/M7 or a 2 minute walk to the train station with trains to Heuston Station and the Docklands. The 139 bus stops nearby with routes to Maynooth, Leixlip and Blanchardstown.

Accommodation comprises entrance hall, living/dining kitchen, utility, 2 bedrooms and bathroom. Balcony.



Accommodation

Entrance Hall 5.05m x 1.35m (16'7" x 4'5"): The hallway has a tile floor underfoot. It includes a large hot/storage press (1.76mx 0.78m) and utility off.

Living Room/Dining room/Kitchen 7.6m x 3.05m (24'11" x 10'): This is a most appealing room of sunny aspect with a large window and door to the balcony overlooking the courtyard below. It features a carpet floor in the Living area and a tile floor in the Kitchen area. The kitchen is fitted with attractive shaker style cabinets and drawers with a tiled splashback. It includes an oven, new induction hob, fridge freezer and dishwasher.

Utility Room 1.86m x 1m (6'1" x 3'3"): The utility is off the hallway. It offers shelving, worktop, washing machine and new condenser dryer, with a tile floor and extractor.

Bedroom 1 3.89m x 2.8m (12'9" x 9'2"): This is a lovely bright double room. It has built-in wardrobes and carpet floor.

Bedroom 2 3.85m x 2.72m (12'8" x 8'11"): This double bedroom has a carpet floor.

Bathroom 2.3m x 1.73m (7'7" x 5'8"): With wc, wash hand basin and bath. It has tiling to floor and surrounds and includes extractor and heater.

Balcony Overlooking the courtyard garden.





Special Features & Services

- Built circa 2007.
- Extends to 60m² approximately.
- Lift and stairs access.
- Designated parking.
- Landscaped communal roof garden and courtyard.
- Upvc double glazed windows.
- Intercom access.
- All appliances, blackout blinds and carpets included.
- Storage and electric heating.
- Management fee €2,612 per annum (including refuse, insurance and maintenance of public areas).
- Beside the Arrow rail link with access to Heuston Station and the Docklands.
- Within short walking distance of restaurants, shops, bars, bus stop and canal walks.
- Short drive to M7/N7 Junctions 9 and 9A.

BER BER C2, BER No. 117780361.





NEGOTIATOR

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DIRECTIONS

From Naas, take the Sallins Road, passing straight through the roundabout before the Motorway bridge. At the next set of traffic lights, turn left. Follow the road, taking the third right turn. The entrance to the apartment is the door to the right of the Supervalu entrance.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057