

# Residential

**Coonan**  
PROPERTY



## Apt 20, Station House, The Waterways, Sallins, Co. Kildare

- Coonan Property are delighted to introduce a beautifully presented one bedroom, 2<sup>nd</sup> floor apartment extending to approx. 45 sq.m
- Accommodation comprises of an open plan kitchen/dining/living area, one bedroom, utility room, additional storage and family bathroom
- Generous private terrace with access onto a large communal terrace
- Excellent transport links with the Arrow train station just a stroll away and a few minutes' drive to M7 motorway
- Excellent public amenities at your doorstep with shops, bars, restaurants, schools and canal walks

1 bedroom 2<sup>nd</sup> floor  
apartment extending  
to approx. 45 sq. m  
(484 sq. ft)

Guide Price:

**€175,000**

Private Treaty

# Accommodation

**Coonan**  
PROPERTY

Entrance  
Hallway

1.20 x 2.21m  
+1.90m x 1.10m

L-shaped, laminate flooring, light fittings, alarm panel, intercom, closet with water tank and pump.

Living Room

3.52 x 3.74m

Open plan layout to kitchen, laminate flooring, venetian blinds, door to terrace, TV point.

Kitchen/Dining

2.65m x 2.36

Tiled floor in kitchen, fitted Shaker style kitchen, electric oven, hob, extractor, tiled splashback, stainless steel sink, fridge freezer, dishwasher.



# Accommodation

**Coonan**  
PROPERTY

**Utility Room**    **1.12m x 2.52m**

Tiled, fully plumbed for washing machine and dryer, shelving, extractor.

**Bedroom 1**    **3.75 x 3.05m**

Laminate flooring, fitted wardrobes, venetian blinds, TV point, electric heater, door to terrace.





# Accommodation

**Coonan**  
PROPERTY

**Bathroom**      **2.65m x 1.78m**      Tiled floor, bath, w.c., w.h.b., mirror, shaving light, electric heater.

---

**Outdoor Terrace**      **5.80m x 2.40m**      Spacious communal 2<sup>nd</sup> floor terrace area set out with lovely planting and seating areas.  
Door access from living room and bedroom.



# Accommodation

**Coonan**  
PROPERTY

## Additional Information:

Gross internal floor area approx. 45sq.m  
Intercom to main door  
Lift access to all floors  
Communal 2<sup>nd</sup> floor outdoor terrace  
Previous Rent: €825 per month  
Management fee: €2,132.35 per annum

## Items Included in sale:

Fixtures, fittings and window dressings.

## Services:

Mains Water  
Mains Sewage  
Electric Storage Heating





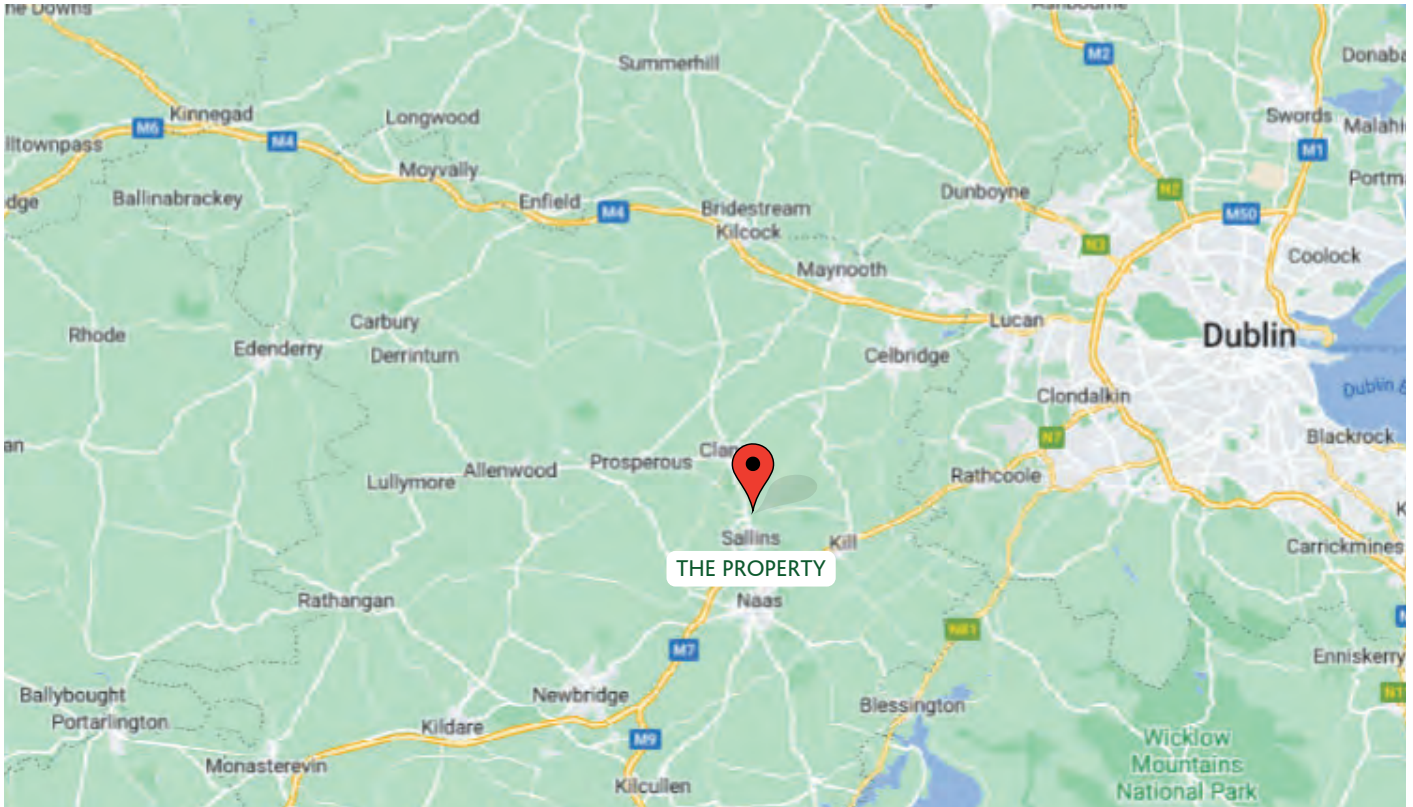
# Floor Plans

**Coonan**  
PROPERTY



# Directions

**Coonan**  
PROPERTY



## Directions

W91 RW77

**BER**

**BER D1**

## Viewing

By prior appointment at any reasonable hour.

**Coonan**  
PROPERTY

Contact Information:

Jill Wright

045 832020

jillw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

**Coonan**  
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com