

# Residential

**Coonan**  
PROPERTY



## 5 Willow Grove, Clane Road, Sallins, Co. Kildare

- Excellent two-bedroom ground floor apartment extending 70 sq.m
- Accommodation comprises of entrance hallway, kitchen/dining/living room,
- two double sized bedrooms, en-suite and family bathroom
- Located in a mature development boasting a spacious communal garden area to the front and rear with ample parking
- Energy efficient joule therm electric radiators with central control
- Excellent transport links with Sallins Arrow train station within walking distance and N7/M7 provides commuters with easy access in and out of Dublin
- Located in the heart of Sallins with amenities including several popular gastro pubs, restaurants and bars, supermarkets and shops in the heart of the village, as well as the Primary school, sporting facilities and services close by

**2 bedroom ground  
floor apartment  
extending to approx.  
70 sq. m (753 sq. ft)**

**Guide Price:  
€265,000**

**Private Treaty**

# Accommodation

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## Entrance Hallway

### Living/Kitchen/ **6.00m x 5.59m** Dining

Semi solid flooring, recessed lights, fully fitted kitchen with tiled floors, electric hob, oven, extractor fan, splashback tiles, fridge-freezer, fireplace with electric fire insert.



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Bedroom 1      **4.14 x 2.73m**      Semi solid flooring, fitted wardrobes and light fitting.

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Bedroom 2      **4.10m x 2.74m**      Semi solid flooring, fitted wardrobes, recessed lights.



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En-suite

**1.62m x 1.65m**

Shower cubicle with power shower, w.c., w.h.b., mirror, extractor and light fitting.

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Bathroom

**1.79mx 2.50m**

Tiled flooring, semi tiled wall, w.h.b. with vanity unit, w.c., bath with shower and light fitting.



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## Additional Information:

Management fees €1300 approx.  
Ample non designated parking  
Small development (6 apartment per block)  
Walking distance to Train Station

## Items Included in sale:

Electric hob, oven, extractor fan, fridge-freezer, light fittings.

## Services:

Mains water  
Electric storage heating



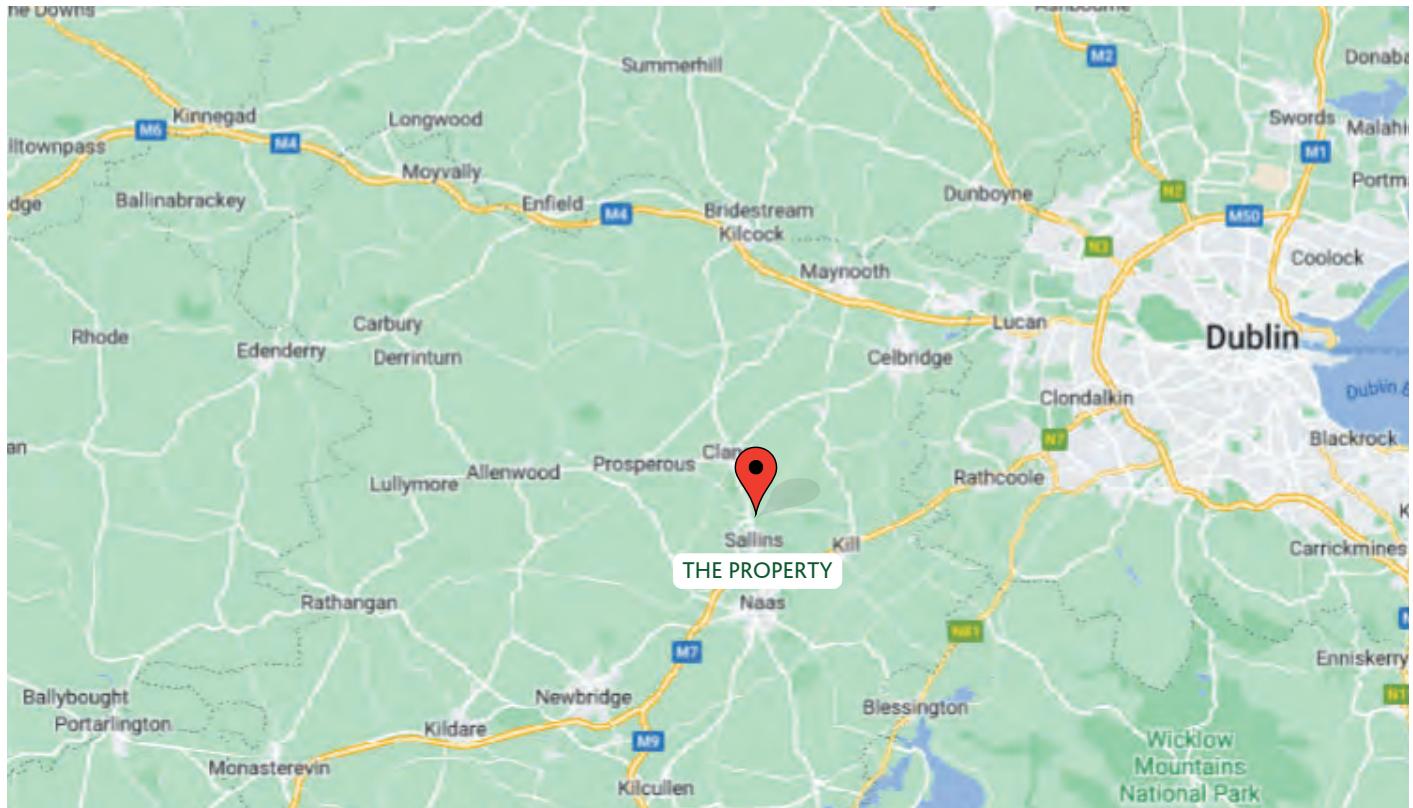
# Floor Plans

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# Directions

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## Directions

W91 PW88

## BER

**BER** C3

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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