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19 Sallins Town Centre, Sallins

Starting Bid: €255,000.00

For sale by Team Lorraine Mulligan of REMAX Results via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present this modern, cozy and spacious two-bedroom, first-floor luxurious owner occupied apartment in the heart of Sallins. This apartment comes to the market in pristine condition and accommodation is enjoyed over two floors. The property also enjoys vacant possession, so the discerning buyer can move in with ease and comfort.

This is the perfect first-time buyer`s home or the ideal property for someone looking to trade down to a more manageable, convenient home. It is also an excellent investment property.

Located right in the bustling heart of Sallins, this home offers a blend of tranquility and connectivity. Enjoy a peaceful setting while remaining close to schools, shops, medical and recreational facilities, and transport links. The Sallins Relief Road, opened a few years ago, has greatly eased traffic through the village. Apt 19 is within walking distance of the Arrow Link in Sallins, serving many urban areas as well as Dublin city center, making it an ideal

choice for commuters. The 139 bus service in Sallins goes regularly to Naas General hospital and Blanchardstown via Clane, Maynooth, Leixlip. The M50 is approximately 30 minutes` drive via the M7, and Dublin Airport is approximately 40 minutes` drive.

VIEWINGS ARE SURE TO BE STRONG

Accommodation:
DOWNSTAIRS ACCOMMODATION
ENTRANCE HALLWAY: 2.56M X 1.90M
Walnut laminate wooden floor in hallway and carpet on stairwell.

KITCHEN: 3.57M X 3.01M
Light fitting fitted kitchen with wall and base units, tiles splash back area, cooker, washing machine, dishwasher, fridge freezer, blind, wooden floor, archway leading to the sitting room sliding patio door leading to a `Juliet` balcony, walnut laminate wooden floor.

SITTING ROOM: 7.48M X 3.51M
Light fitting, curtains, sliding patio door leading to the wet facing patio area, walnut laminate wooden floor, storage press archway to the kitchen area.

BALCONY: 4.51M X 1.0M
Outdoor light, new decking laid, delightful view of communal area and fields to the back.

UPSTAIRS ACCOMMODATION
LANDING: 3.56M X 2.23M
Light fitting, access to the attic, hot press with an immersion, carpet.

BEDROOM 1: 4.93M X 3.74M
Bright and spacious, light fitting, fitted wardrobes, carpet.

ENSUITE: 3.14M X 2.97M
Light fitting, W.C., W.H.B., shower, glass shower door, wall tiles, linoleum flooring.

BEDROOM 2: 3.61M X 2.52M
Light fitting, carpet.

SHOWER ROOM: 4.05M X 1.13M
Light fitting, W.C., W.H.B., glass shower door, wall tiles, linoleum flooring.

FEATURES INTERNAL:
Always has been a owner occupied apartment
All blinds included in sale
All light fittings included in sale
Professionally painted throughout
Brand new carpets
All kitchen appliances included in the sale as listed under the kitchen section
Beautifully designed home
Excellently portioned bedrooms

Property is in excellent and turn-key condition

FEATURES EXTERNAL & GARDENS:

PVC windows throughout
Communal parking
Excellent location
Walking distance of the vibrant village of Sallins and town of Naas

SQUARE FOOTAGE: C.65sqm as per BER report

HOW OLD IS THE PROPERTY?: Built in 2008

BER RATING: C3 - 210.23 kWh/m²/yr

BER NUMBER: 111070967

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Gas-fired central heating

MANAGEMENT FEE: €2,149

To VIEW or MAKE a bid contact Team Lorraine Mulligan http://www.teamlorraine.ie or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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