



SPACIOUS DETACHED C.2,370 SQ. FT. RESIDENCE ON C. 1 ACRE.

CLONMOYLE, CARLOW ROAD, ATHY, CO. KILDARE R14 V065

GUIDE PRICE: €395,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY CLONMOYLE, CARLOW ROAD, ATHY, CO. KILDARE R14 V065.

LOCATION:

Clonmoyle is superbly located, set within its own private grounds and yet within walking distance of the town centre (500 metres) & the train station (1km). The property is a short distance from the M9 motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km
Dublin City Centre:	80km
Dublin Airport:	83km

Athy is an attractive commercial town with a thriving local community including plenty of amenities, shops, bars and restaurants. The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins - 1 hour.

DESCRIPTION:

This charming home was built in the 1960's and has been in the same ownership since that date. It is set back from the road and surrounded by mature gardens and numerous trees giving great privacy on all sides. The accommodation is laid out over two floors comprising bright and spacious reception rooms in addition to 5 bedrooms (1 enuite).

The house was recently upgraded including full rewiring, plumbing with the roof completely replaced and a new boiler inserted (certs for all work available on request).

ACCOMODATION:

Covered Porch: tiled.

Outer hall: 1.25m x 5.8m with wooden floor & panelled ceiling leading to:

Inner hall: 1.9m x 2.41m with coving and centre rose.

Drawing Room: 8.45 x 4.5m with doors to patio, fireplace with stove & wall lights.

Dining Room: 9.9m x 3.5m with marble fireplace and stove.

Kitchen / Breakfast room: 3.3 x 6.2 with built in ground & eye level presses, stainless steel sink, electric oven, hob and extractor with door to garden.

Utility: 3.4m x 3.5m fully plumbed with sink unit and door to yard.

Bed 1: 5.9m x 3.7m with built in wardrobes & ensuite fully tiled providing w.h.b, w.c and shower (this room was recently converted into a bedroom but would make an ideal tv room or playroom).

Upstairs:

Bedroom 1: 33.1 x 3.5 with ensuite providing power shower, w.c and w.h.b.

Bedroom 2: 4.5m x 2.8m with build in wardrobes.

Bedroom 3: 2.7m x 2.6m built in wardrobes ideal study or nursery.

Bedroom 4: 3.5m x 3.8m

Bedroom 5: 3.9m x 3.0 with build in wardrobes.

Bathroom: fully tiled with electric shower, w.h.b and w.c.

SPECIAL FEATURES:

- Superb location close to Town Centre and all amenities.
- Private setting surrounded by mature trees and splendid gardens.
- House recently rewired, plumbed and roofed (all certs available).
- Outside shed ideal for conversion into any number of uses.

OUTSIDE:

Approached by a tarmac drive with recessed gates (suitable for electrification) the gardens are a real feature of the property with superb mature trees, shrubs and hedges all interspersed with various flower beds and lawns. There is also a large shed ideal for conversion into a home office, gym or studio.

SERVICES:

Mains water, mains drainage, refuse collection, du oil fired central heating and alarm.

INCLUSIONS: Carpets, curtains, blinds and some light fittings.



BER Number: 111941399

SOLICITOR:

HG Donnelly & Sons, Athy, Co.Kildare.

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