



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN EXCELLENT CONDITION

35 Corrán Árd, Athy, Co. Kildare, R14 VK33

GUIDE PRICE: € 240,000



PSRA Reg. No. 001536

35 Corrán Árd, Athy, Co. Kildare, R14 VK33

FEATURES:

- * In excellent condition
- * Landscaped gardens to front and rear
- * Detached c. 240 sq.ft. (c. 22.22 sq.m.) office & workshop to rear – perfect for people working from home
- * Concrete driveway
- * Gas fired central heating
- * In walking distances of all amenities

DESCRIPTION:

No. 35 is a 3 bedroom semi-detached home built- in c. 2004 and is presented in excellent condition throughout. Corran Ard will benefit from the new Athy By-Pass due to open in early 2024. Once completed, the subject property, will become part of an exclusive Estate of only 36 homes. The accommodation extends to c. 1,043 sq.ft. (c. 96.89 sq.m.) and benefits from a landscaped gardens to front and rear with patio area and off-street parking. There is a detached c. 240 sq.ft. (c. 22.22 sq.m.) office & workshop to the rear. Features include: PVC double glazed windows, fitted ground presses, alarm, gas fired central heating.

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

Athy itself 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.

ACCOMMODATION:

Hallway 1.86m x 5.21m
with timber effect flooring, coving, lighting and
understairs storage

Guest WC 1.43m x 1.21m
with w.h.b., w.c., tiled floor and partly tiled surround

Kitchen/Dining 5.51m x 6.32m
with tiled floor and surround, Island unit with storage, s.s.
sink, fitted ground presses, Bosch oven, extractor, Bosch
dishwasher, Bosch washing machine and Bosch dryer.

Sitting Room 4.36m x 3.48m
in bay window, carpet, coving, open timber surround
fireplace, built in storage and shelving

UPSTAIRS:

Upper Landing with carpet

Bathroom 1.81m x 1.86m
w.h.b. with under storage, w.c., bath with shower
attachment, tiled floor and walls

Bedroom 1 3.71m x 3.51m
timber flooring, built in wardrobe

En-suite 1.86m x 1.38m
w.h.b., w.c., shower, tiled

Bedroom 2 3.01m x 3.73m
timber floor, built in wardrobe, bunk bed

Bedroom 3 2.77m x 2.42m
timber flooring, built in storage and shelving, bunk bed
with study area underneath

Hotpress

OUTSIDE:

Landscaped gardens to front and rear with detached office workshop (office is floored with recessed lighting), patio area, side entrance and concrete driveway.

SERVICES:

Mains water, mains sewer, gas fired central heating, electricity, alarm, refuse collection, broadband.

INCLUSIONS:

Carpets, curtains, lighting, Bosch oven, Bosch dishwasher, Bosch washing machine and Bosch Dryer

SOLICITOR:

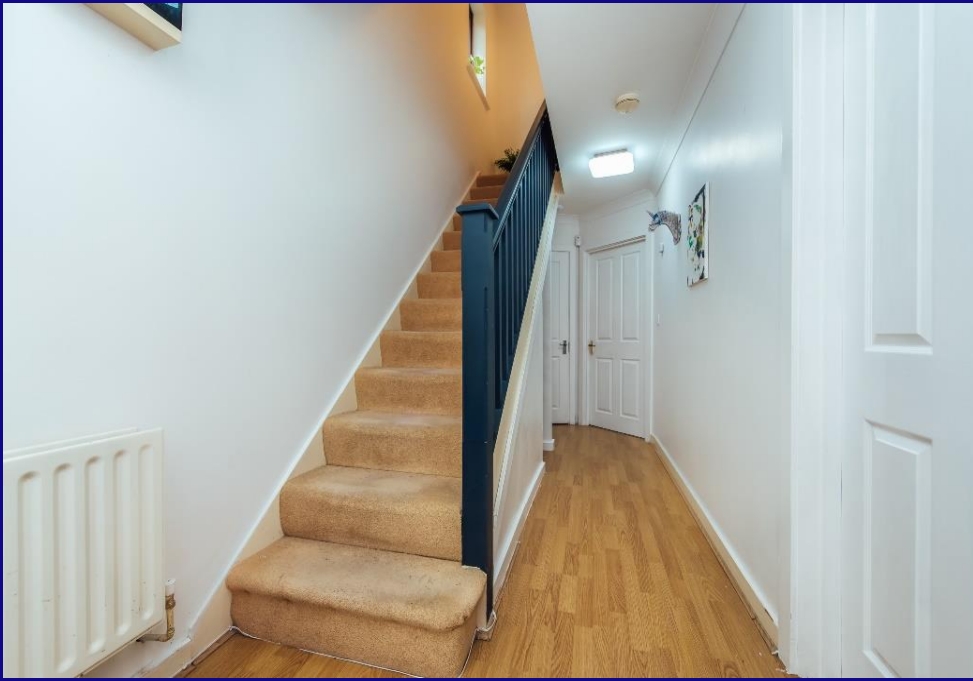
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