For Sale Asking Price: €175,000

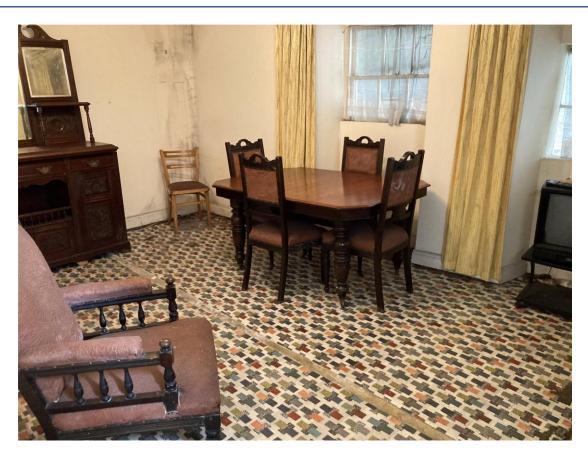




23 Duke St, Athy, Co Kildare R14 YY06



sherryfitz.ie



In a prime location, this expended three storey traditional town property offers enormous opportunity for a mix of residential/commercial uses. It boasts a retail unit on ground floor, gated entrance into a secure yard area offering on-site parking and generous on-site storage facilities

The residence proper extends over all floors benefitting from gas fired central heating and all mains' services.

The entire requires complete upgrading to provide modern day standards





Special Features & Services

- Gas fired central heating
- Prime location
- Large private yard
- Some replacement windows

Accommodation Retail Premises

Shop Unit 5.943m x 2.659m (19'6" x 8'9"): Large display window

Store 4.550m x 6.724m (14'11" x 22'1"):

Residence

Hall 1.080m x 2.580m (3'7" x 8'6"): Carpeted stairs off.

Dining Room 4.034m x 4.925m (13'3" x 16'2"): Marley flooring.

Kitchen 4.366m x 3.850m (14'4" x 12'8"): Solid fuel cooker. Marley flooring.

Utility Room 2.397m x 1.336m (7'10" x 4'5"):

1st Floor

Lounge 4.866m x 5.183m (16' x 17'): Carpeted. Fireplace.

Landing 5.080m x 1.683m (16'8" x 5'6"):

Bedroom 1 2.698m x 3.228m (8'10" x 10'7"):

Bathroom 3.003m x 4.597m (9'10" x 15'1"): Toilet, sink & bath. Part carpeted.

Bedroom 2 5.262m x 2.930m (17'3" x 9'7"): Carpeted. Gas burner. Stairs off to 2nd floor.

2nd Floor

Bedroom 3 5.628m x 5.170m (18'6" x 17'): Carpeted. Fireplace.

Shed 1 4.696m x 7.364m (15'5" x 24'2"):

Shed 2 7.400m x 5.210m (24'3" x 17'1"):











NEGOTIATOR

Louise McKillen Sherry FitzGerald McDermott Stanhope Street, Athy, Co Kildare T: 059 8632797 E: athy@sfmcdermott.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <u>http://www.sherryfitz.ie/terms</u>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001945