

# For Sale

Asking Price: €175,000

Sherry  
FitzGerald  
McDermott



23 Duke St, Athy, Co Kildare  
R14 YY06

BER F

sherryfitz.ie



In a prime location, this expanded 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**  
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