

**FOR SALE**

BY PRIVATE TREATY

**1520 St. Brigids Terrace  
Robertstown  
Co. Kildare  
W91EHP4**



Two Bedroom Semi Detached  
c. 169sq.m / 1,820sq.ft



**Price: €245,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom, 2 bath, Semi-detached family home which comes to the market situated in the quaint Roberstown Village, Co Kildare.

This property will make a stunning family home nestled away in a quite development in a mature development. Dublin only a short commute up the N7 and easy access to Naas and Sallins.

The accommodation briefly comprises of an entrance hall, guest WC, 2 bedrooms, leading into the living / dining room with access to bright and spacious kitchen area. Upstairs has recently been converted and has 2 large rooms plus a landing space. 1 room with en suite currently in use as a bed room , and access to a 4th room currently in use as a home office. To the rear of the property you have a secure garden and portacabin in place currently used to run a home business.

The property is ideal for any first-time buyers or someone looking to trade up to a bigger property. Viewing is highly advised! Call Ray Cooke Auctioneers today!

## FEATURES

- C. 1820 Sqft
- BER – D2
- Oil Fired Central heating
- Double glazed windows
- 2 bedrooms with attic converted (2 Rooms + En suite)
- Large bright rooms
- Private gated garden
- Large gated front drive (space for 2 cars)
- Side gate access to rear
- Large Velux window in attic conversion
- Amazing potential
- Robertsown Village and national school – within walking distance
- Quaint, peaceful setting
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

16'0" x 11'1" (4.9m x 3.4m)

Laminate flooring with access to bedrooms and bathroom.

### LOUNGE

26'2" x 13'1" (8.0m x 4.1m)

Laminate flooring with access to garden and hallway.

### KITCHEN

15'7" x 13'1" (4.87m x 4m)

Tiled flooring with fitted units and access to the rear garden and living space.

### OFFICE

8'5" x 12'7" (2.6m x 3.9m)

Laminate flooring with velux windows.

### LANDING

9'5" x 13'1" (2.9m x 4.0m)

Laminate flooring with access to attic, office space and ensuite.

### BEDROOM 1

13'4" x 9'5" (4.1m x 2.9m)

Laminate flooring with fitted wardrobes.

### BEDROOM 2

10'1" x 9'5" (3.1m x 2.9m)

Laminate flooring with access to hallway.

### ATTIC

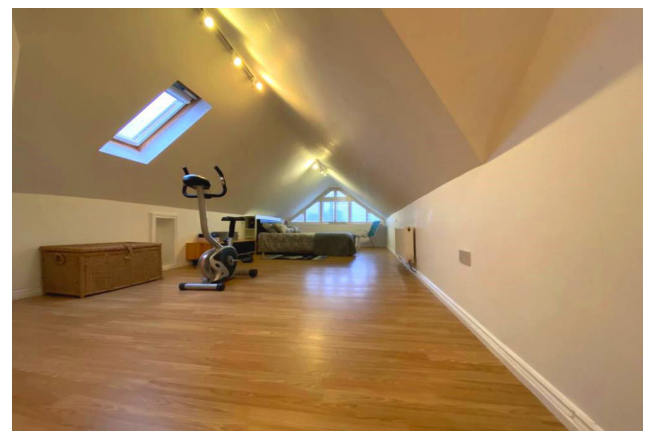
31'4" x 10'8" (9.6m x 3.3m)

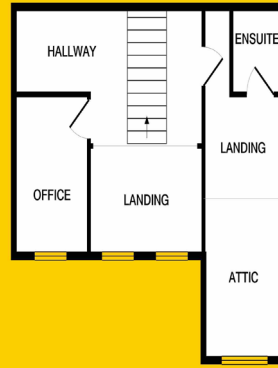
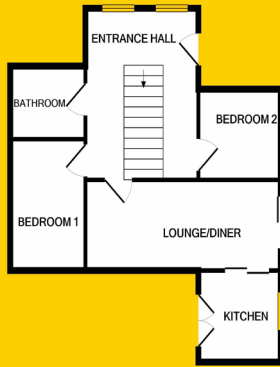
Laminate flooring, walk in wardrobe, large windows with shutters and access to ensuite (5'5" x 4'2" (1.7m x 1.3m))

### BATHROOM

9'8" x 6'5" (3m x 2m)

Tiled flooring and walls with wc, wash hand basin, bath and shower.





## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to [alanna.tyrrell@raycooke.ie](mailto:alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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