

# For Sale

Asking Price: €235,000

**Sherry  
FitzGerald**  
McDermott



1453 Kilberry, Athy, Co. Kildare, R14 DN76.

**BER D1**

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



Sherry FitzGerald McDermott are delighted to present to the market this three bedroom mid terraced residence in this long established estate. Located within the village of Kilberry close to Athy Town.

Internally the property is spacious and in great condition. Accommodation comprises of a Sitting Room, Kitchen / Dining Area, Guest W.C., 3 Bedrooms & Bathroom.

This spacious property has the added benefit of a large shed/garage to the rear with access to laneway.

Viewing is highly recommended. Contact us now to arrange a viewing.

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### Special Features & Services

- Oil heating.
- Outside light.
- Concrete yard to rear.
- Access to laneway.
- PVC double glazed windows & doors.
- 1.3m x 3.8m steel shed.

### Accommodation

**Porch** 1.62 x 0.75: Tiled floor.

**Entrance Hall** 4.22 x 1.80: Timber flooring. Light fitting. Store room.

**Sitting Room** 3.60 x 3.85: Timber flooring. Feature fireplace with red brick surround & timber top. Blinds. Curtains. Radiator. Light fitting.

**Guest W.C.** 0.90 x 1.58: Tiled floor. W.C. W.H.B. Light fitting. Tiled splash back.

**Kitchen / Dining Area** 5.46 x 3.09: Tiled floor. Fitted kitchen units. Tiled splash back. Oven. Hob. Microwave. Stainless steel extractor fan. Door to rear garden. Stanley stove. Double integrated fridge freezer.

**Landing** 2.71 x 1.86: Carpet on stair & landing.

**Bedroom 1** 2.99 x 3.88: Timber floor. Fitted wardrobes. Blinds. Curtains. Radiator. Light fitting.

**Bedroom 2** 2.98 x 2.40: Timber floor. Fitted wardrobe. Curtains. Radiator. Light fitting.

**Bedroom 3** 3.55 x 3.60: Timber floor. Fitted wardrobe. Curtains. Radiator. Light fitting.

**Bathroom** 1.85 x 2.04: Tiled floor. Tiled walls. W.C. W.H.B. Triton shower unit. Access to attic. Chrome radiator. Light fitting.



**BER** BER D1, BER No. 106743701

### Directions

Coming from Athy into Kilberry the property is on your right hand side facing the green. Follow Eircode: R14 DN76



**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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