

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
McDermott



1 Carlowgate, Castledermot, Co. Kildare, R14 DE42

BER B1

sherryfitz.ie



Within walking distance of Castledermot Village, schools, recreational amenities and close proximity to motorway access, this fine detached home presents in turn-key condition throughout. It boasts an almost maintenance free exterior, double glazing, gas heating and quality fixtures and fittings.



Special Features & Services

- Gas heating.
- Electric charging point.
- Generous on-site parking.
- Side access.
- Outdoor patio area.
- Garden shed.
- Spacious accommodation.

Accommodation

Entrance Hall 4.084 x 2.166: Polished hardwood floor. Carpeted stairwell. Under stairs storage.

Lounge 4.051 x 6.108: Polished hardwood floor. Feature marble fireplace with gas fire inset. Bay window. Curtains, poles and blinds.

Kitchen/Diner 7.305 x 4.034: Fitted floor and wall units. Tiled floor and splash back. Counter island. Integrated appliances.

Utility Room 2.112 x 2.753: Fitted floor and wall units. Tiled floor.

Guest WC 1.096 x 1.954: Toilet. Sink.. Tiled floor.

Play Room 4.576 x 2.978: Polished hardwood floor. Curtains and poles. Wooden blinds.

Landing 6.591 x 2.152: Carpeted. Airing press.

Bedroom 1 5.256 x 3.3331: Laminate wooden flooring. Curtains, poles and blinds. Bay window. Slide robe wardrobe. Ensuite off.

En-Suite 2.871 x 0.978: Toilet. Sink. Cubicle shower. Tiled floor. Vanity wall unit. Heated towel rail.

Bedroom 2 3.979 x 3.618: Laminate wooden flooring. Curtains, pole and blind.

Bedroom 3 3.100 x 3.872: Laminate wooden flooring. Built in wardrobe. Curtains, pole and blind.

Bedroom 4 2.963 x 3.836: Laminate wooden flooring. Built in wardrobe. Curtains, pole and blind.

Bathroom 1.792 x 2.743: Toilet. Sink. Bath. Electric shower over bath, Vanity sink unit. Tiled floor and walls. Heated towel rail.

BER BER B1, BER No. 105544712

Directions

On entry to Castledermot, follow Eircode R14 DE42.





NEGOTIATOR

Charlie McDermott
Sherry FitzGerald McDermott
Station Road, Kildare Town, Co
Kildare
T: 045 531423 M: 087 2506064
E: kildare@sfmcdermott.ie

sherryfitz.ie

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.
PSRA Registration No. 001945