

For Sale

Asking Price: €268,950

**Sherry
FitzGerald**
McDermott



23 Rheban Manor, Athy, Co. Kildare

BER C3

sherryfitz.ie



We are delighted to present No. 23 Rheban Manor to the market. Property offers spacious, accommodation which includes 2 reception rooms, kitchen, dining room, utility, 4 bedrooms, 2 bathrooms making this home ideal for modern family living.

Rheban Manor is a well-sought-after estate, ideally located within walking distance of Athy Town Centre and all local amenities.

On entering the bright and spacious hallway you are met with two reception rooms. To the left leads into a sitting room. To the right of this entrance, there is a 2nd family room/office space.

This home has a real feeling of spaciousness and brightness. The end of the hallway brings us into a bright kitchen. This fully fitted kitchen has plenty of storage and worktop space. There is a separate dining room that overlooks the garden. Just off the kitchen, there is the added bonus of a utility room with extra storage.



Special Features & Services

- Not overlooked.
- Double glazed throughout.
- South facing mature rear garden.
- Oil heating.
- Outside tap.

Accommodation

Family Room Carpet. Light fitting. Radiator.

Sitting Room 4.76 x 3.56: Carpet. Feature fireplace with timber surround. Wall lights. Light fitting. Radiator. Vent. Double doors to dining area.

Dining Area 3.25 x 2.98: Carpet. Vent. Radiator. Light fitting. Doors to sitting room.

Kitchen 3.51 x 3.52: Tiled floor. Fitted solid timber kitchen units. Tiled splash back. Vent. Light fitting, Radiator. Door to utility.

Utility Room 3.41 x 1.55: Radiator. Tiled floor. Fitted units. Vent. Light fitting. Door to garden.

Landing 3.24 x 1.93: Carpet. Light fitting. Hotpress. Access to attic. Carpet on stairs & landing.

Master Bedroom 4.09 x 3.56: Carpet. Light fitting. Vent. Radiator.

En-Suite 1.64 x 1.83: Lino flooring. W.C. W.H.B. Triton T90xr shower. Partially tiled wall. Radiator. Light fitting. Electric fan. Vent.

Bedroom 2 3.13 x 3.37: Carpet. Light fitting. Radiator.

Bedroom 3 3.42 x 2.87: Carpet. Light fitting. Radiator. Vent.

Bedroom 4 2.39 x 2.47: Carpet. Light fitting. Radiator. Vent.

Main Bathroom 2.54 x 2.56: Lino flooring. W.C. W.H.B. Bath. Radiator. Shaving light & socket. Vent. Partially tiled walls. Light fitting. Electric fan.

BER BER C3, BER No. 106824709

Directions

From Athy town centre head out the Kildare Road. Take the first left into Rheban Manor then take the 3rd left and the property is on the left marked by our for-sale sign.





NEGOTIATOR

Adrian Harley
Sherry FitzGerald McDermott
Stanhope Street, Athy, Co Kildare
T: 059 8632797 M: 085 8343817
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 <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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