

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
McDermott



Tomard, Athy, Co. Kildare, R14 K525

BER C3

sherryfitz.ie



Sherry FitzGerald McDermott have the great pleasure in bringing this exquisite 5 bedroom (2 x ensuite) bungalow to the market at the edge of Athy Town.

Comprising C. 190 sq m of internal living space on a site of C. 0.5 acre with an additional C. 21 sq m of an attached garage. Property offers the opportunity to acquire a high-quality turnkey home with all the benefits of country living yet all the conveniences of Athy Town on the doorstep.

The property is approached through electric gates onto a tarmac driveway. Property offers spacious accommodation which includes 2 reception rooms, a fully fitted kitchen & dining area, utility room, 5 bedrooms (2 x ensuite) over 2 floors making this home ideal for modern family living. In addition, the garage adjoins the house and provides a convenient space for a home gym, games room, storage etc.

The property benefits from mature gardens with trees and raised beds providing all year round colour. A truly exceptional property in a beautiful location.

Primary & secondary schools are within close proximity. Transport links are excellent with M7 & M9 close by.

Viewing is strictly by appointment with sole selling agent Adrian Harley of Sherry FitzGerald McDermott.



Special Features & Services

- PVC double glazed windows & doors throughout.
- Oil heating.
- Electric gates.
- Tarmac driveway.
- Raised patio area.

Accommodation

Entrance Hallway 12.32 x 1.17: Tiled floor. Covings. Wall lights. Radiator.

Sitting Room 3.70 x 5.27: Carpet. Feature fireplace with marble surround & recessed solid fuel stove. Covings. Recessed lights.

Lounge 4.64 x 3.79: Tiled floor. Feature fireplace with floating electric insert. Covings. Recessed lights. French doors to side of property. Door to sitting room.

Kitchen / Dining Area 3.78 x 7.22: Tiled floor. Fully fitted solid timber units. Belfast enamel sink. Double oven. Tiled splash back. Recessed lights. Radiator. French doors to garden area. Spot lights in dining area. Door to utility.

Utility Room 2.23 x 2.0: Fitted units. Tiled floor. Light fitting. Door to rear garden. Door to garage.

Bedroom 1 3.39 x 3.14: Laminate floor. Blinds. Light fitting. Radiator.

Bedroom 2 3.39 x 2.62: Laminate floor. Fitted wardrobe. Blinds, Light fitting.

Bedroom 3 3.43 x 3.60: Carpet. Fitted wardrobes. Light fitting. Radiator. Blinds.

En-Suite 2.03 x 2.10: Fully tiled walls & floor. Toilet. Sink. Shower. Shaving light & socket. Light fitting, Radiator.

Bathroom 1.96 x 2.37: Fully tiled walls & floor. Bath. Toilet. Sink. Radiator. Light fitting. Mirror. Lights.

Bedroom 4 3.57 x 3.64: Carpet. Velux x 2. Light fitting. Radiator.

En-Suite 1.69 x 3.61: Toilet. Sink. Electric Triton T90z shower. Light fitting. Velux. Fully tiled walls & floor. Access to eaves. Radiator.

Landing 2.30 x 2.65: Carpet on stairs & landing. Velux window. Light fitting. Radiator.

Bedroom 5 6.57 x 3.63: Carpet. Velux x 2. Radiator. Access to eaves. Light fitting.

Garage / Laundry Room 6.44 x 3.11: Timber floor. Light fitting. Timber clad walls & ceiling. Door to rear garden.

BER BER C3, BER No. 116584079

Directions

From Athy town centre proceed out the Monasterevin Road. Pass the schools and the property is a short distance on the right. Follow Eircode: R14 K525.





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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