



**EXCEPTIONAL 2 BEDROOM TOWNHOUSE
ON END SITE**



1 Liffey Mill Avenue, Athgarvan, Co. Kildare

Guide Price: € 235,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

1 Liffey Mill Avenue, Athgarvan, Co. Kildare

FEATURES:

- * Gas fired central heating.
- * Woodgrain PVC double glazed windows.
- * PVC Fascias/Soffits.
- * Gas fired central heating.
- * Stanley insert Stove.
- * Built in wardrobes in 2 bedrooms.
- * Built circa 2003.
- * South west facing rear garden.
- * Block built shed to rear (5.18 x 3.95).
- * Sunroom extension to rear.
- * Paved patio to rear.
- * Large driveway to front.

DESCRIPTION:

"Liffey Mill" is a modern residential development in the sought after village environment of Athgarvan only 2½ miles from Newbridge, 2¼ miles Kilcullen and ¾ miles from the Curragh Plains. Athgarvan has the benefit of a pub/restaurant, school and convenience store on your doorstep along with the River Liffey meandering through the Village. No. 1 was built c. 2003 and contains c. 111.74 sq.m. (c. 1,203 sq.ft.) of modern well finished light filled accommodation.

Commuters have the benefit of the M7 Motorway access at Junction 12 Ballymany, train service from Newbridge direct to City Centre and bus route from Kilcullen or Newbridge.

ACCOMMODATION:

Hallway 2.23m x 5.63m (7.32ft x 18.47ft)
Oak floor & coving.

Toilet
w.c., w.h.b. and tiled floor.

Kitchen/Dining 5.65m x 3.85m (18.54ft x 12.63ft)
Tiled and oak floor, plumbed s.s. sink, cream built in ground eye level units, breakfast counter, tiled surround, Neff electric oven, Electrolux hob, extractor, gas burner and sliding doors to:

Sun Room 2.90m x 3.35m (9.51ft x 10.99ft)
French doors, tiled floor.

Sitting Room 6.22m x 3.35m (20.41ft x 10.99ft)
Oak floor, marble fireplace, Stanley inset stove, coving and double doors to Kitchen.

Bedroom 1 3.35m x 5.72m (10.99ft x 18.77ft)
Built in wardrobes.

Bedroom 2 2.70m x 4.67m (8.86ft x 15.32ft)
Built in wardrobes.

Hotpress
Shelved with immersion.

Bathroom 2.85m x 2.80m (9.35ft x 9.19ft)
Bath, shower, w.c., w.h.b., tiled floor and surround.

OUTSIDE:

Alarm, side access with gate, large paved patio.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating, alarm.

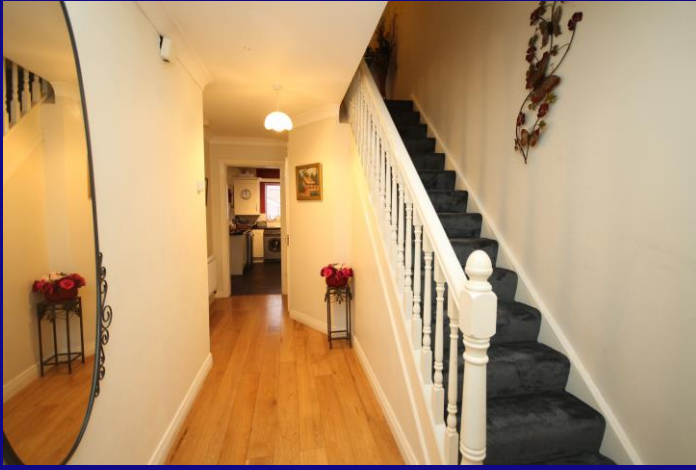
INCLUSIONS:

TBC

BER: C2
BER NO: 113583207

SOLICITOR:

TBC





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