

For Sale

Asking Price: €180,000

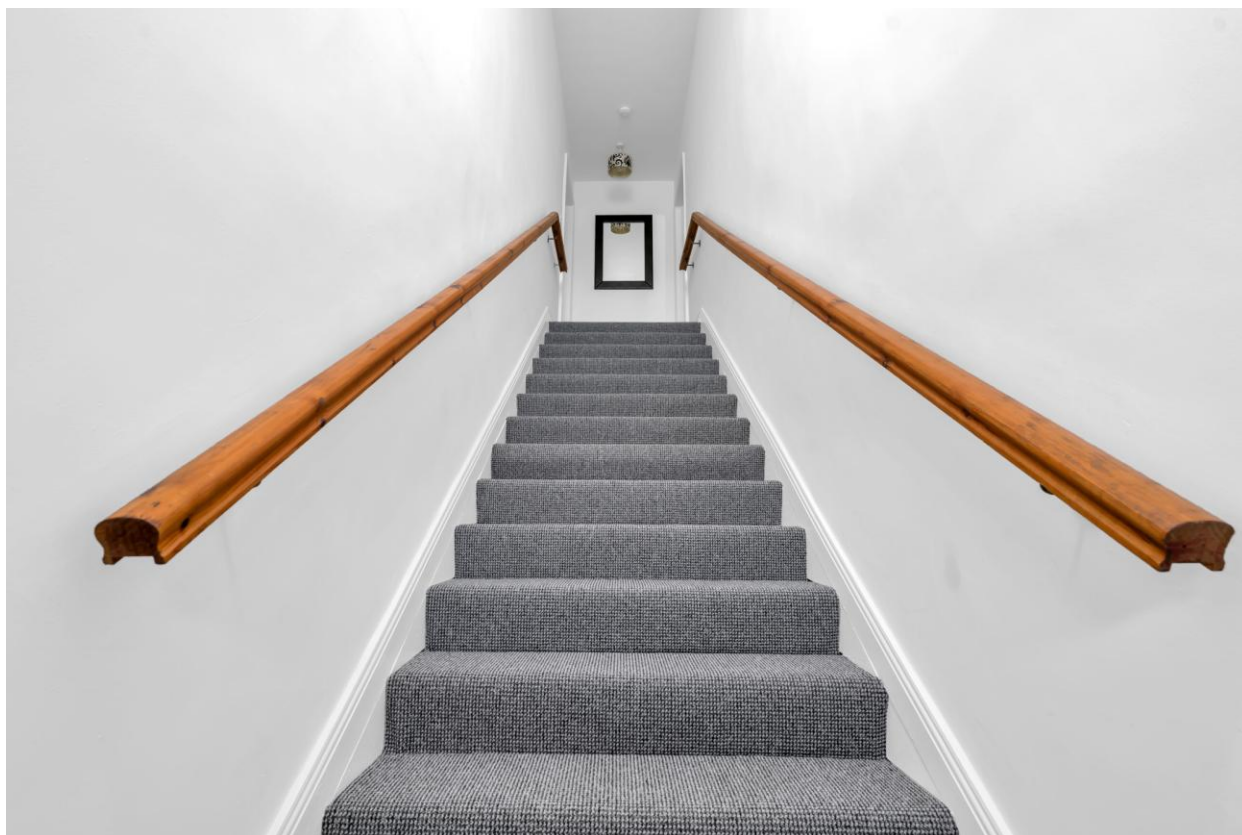
**Sherry
FitzGerald**
McDermott



32 Fairfield, Dublin Road, Athy, Co. Kildare., R14 T266.

BER C2

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present this magnificent two bedroom first floor apartment in the popular development of Fairfield. Property is centrally located just off the main street and close to Athy Train Station.

Apartment 32 offers spacious living accommodation with open plan sitting room/kitchen area, two double bedrooms & bathroom. There is also clever storage area just off the hallway. The apartment has the added benefit of a balcony just off the main bedroom.

The property benefits from gas fired central heating, designated car space with ample visitor spaces. Ideal investor or first time buyer property.

Contact us now to arrange a viewing.

To see current offers or place an offer on this property, register for your mySherryFitz account at [SherryFitz.ie](https://www.sherryfitz.ie)



Special Features & Services

- Features:
- Gas C.H.
- Rear of property is south east facing.

Accommodation

Entrance Hall 2.24 x 3.07: Tiled flooring, stairs to attic, store room x 2, light fitting

Sitting Room / Kitchen 5.29 x 5.07: Timber flooring, shelving, blinds, coving, radiator, light fitting, by window, vent

Kitchen - Tiled floor, fitted kitchen units, tiled splashback, oven & hob, coving, light fitting, blind, shelves

Bedroom 1 4.15 x 3.04: Timber floor, fitted wardrobes, recessed lights, curtains, blinds, radiator, vent, balcony

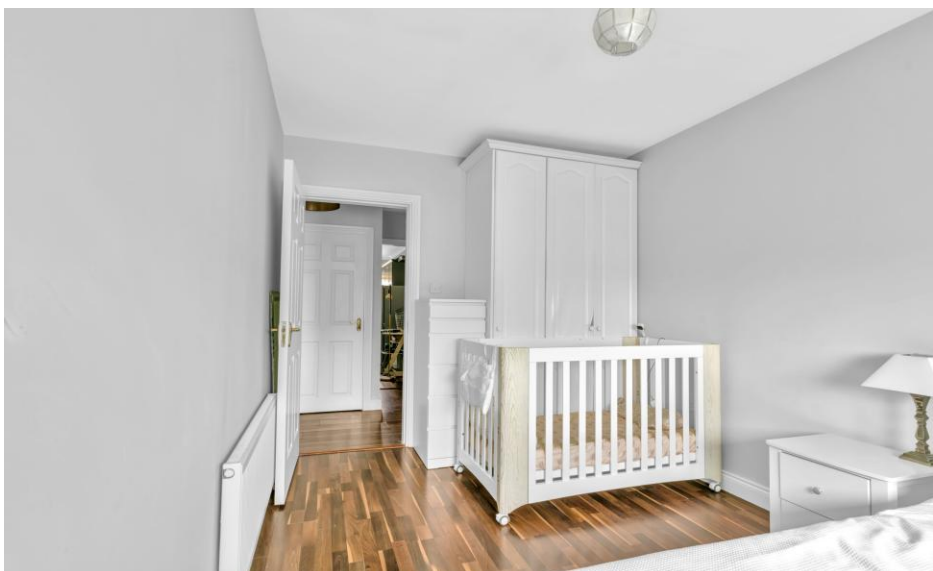
Bedroom 2 4.15 x 2.62: Timber floors, fitted wardrobe, blinds, curtains, vent, radiator, light fitting

Bathroom 2.16 x 1.88: Tiled flooring, partially tiled walls, WC, SHB, vent, electric ceiling fan, radiator, shaving light & socket, raised shower/wet room, light fitting

BER BER C2, BER No. 118532001

Directions

Approaching Athy from Dublin side of the town, Fairfield is on the left hand side after the first set of traffic lights just before railway bridge.





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.

PSRA Registration No. 001945