

# For Sale

Asking Price: €240,000

**Sherry  
FitzGerald**  
McDermott



50 Branswood, Athy, Co. Kildare, R14 H504.

**BER** B3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald McDermott are delighted to present to the market this beautiful three bedroom family residence in this modern estate located on the outskirts of Athy Town. This stunning property has been recently refurbished and is in turn key condition.

No. 50 offers spacious living accommodation with Sitting Room, Kitchen / Dining Area, Guest W.C., 3 Bedrooms (master ensuite) and Main Bathroom.

Branswood is a highly sought after estate within walking distance of all town amenities including Athy Train Station, making it an ideal property for investors or commuters alike. It also boasts the benefit of close proximity to the new ring road.

Viewing is highly recommended. 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](http://SherryFitz.ie)





### Special Features & Services

- Red brick & pebble dash exterior finish.
- Hardwood double glazed windows & door.
- PVC door to rear.
- Mature lawned area.
- Rear garden is south west facing.
- Gas C.H.
- Red brick pillar & wall to front.

### Accommodation

**Hallway** 5.30 x 2.47: Timber floor, radiator, light fitting & coving.

**Guest W.C.** 1.46 x 1.35: Tiled floor, WC, WHB, radiator, light fitting, tiled splash back, electric ceiling fan.

**Sitting Room** 4.76 x 4.34: Timber floors, bay window, coving, light fitting, radiator, feature fireplace with timber surround, double doors to dining area.

**Kitchen/Dining Area** 3.70 x 6.42: Tiled floor, tiled splash back, fitted kitchen units, oven & hob, vent, electric wall fan, light fitting x 2, radiator, French doors to rear garden, double doors to sitting room.

**Landing** 3.51 x 2.04: Carpet on stairs & landing, light fitting, hot press, access to attic.

**Bedroom 1** 4.36 x 3.43: Timber floor, fitted wardrobe, radiator, light fitting.

**En-Suite** 2.33 x 1.12: Tiled floor, WC, WHB, shower, partially tiled walls, radiator, light fitting, electric ceiling fan.

**Bedroom 2** 4.40 x 3.81: Timber floor, fitted wardrobe, radiator, light fitting.

**Bedroom 3** 2.31 x 3.14: Timber floor, radiator, light fitting.

**Bathroom** 2.10 x 2.02: Tiled floor, partially tiled walls, WC, WHB, Bath, radiator, light fitting, electric ceiling fan.

**BER** BER B3, BER No. 118353721

### Directions

From Athy town centre head out the Kilkenny Road, pass the petrol station and take the next left into Branswood. Take the first left and follow the road around to the right and the property is on your right marked with a for-sale sign.





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**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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