

For Sale

Asking Price: €315,000

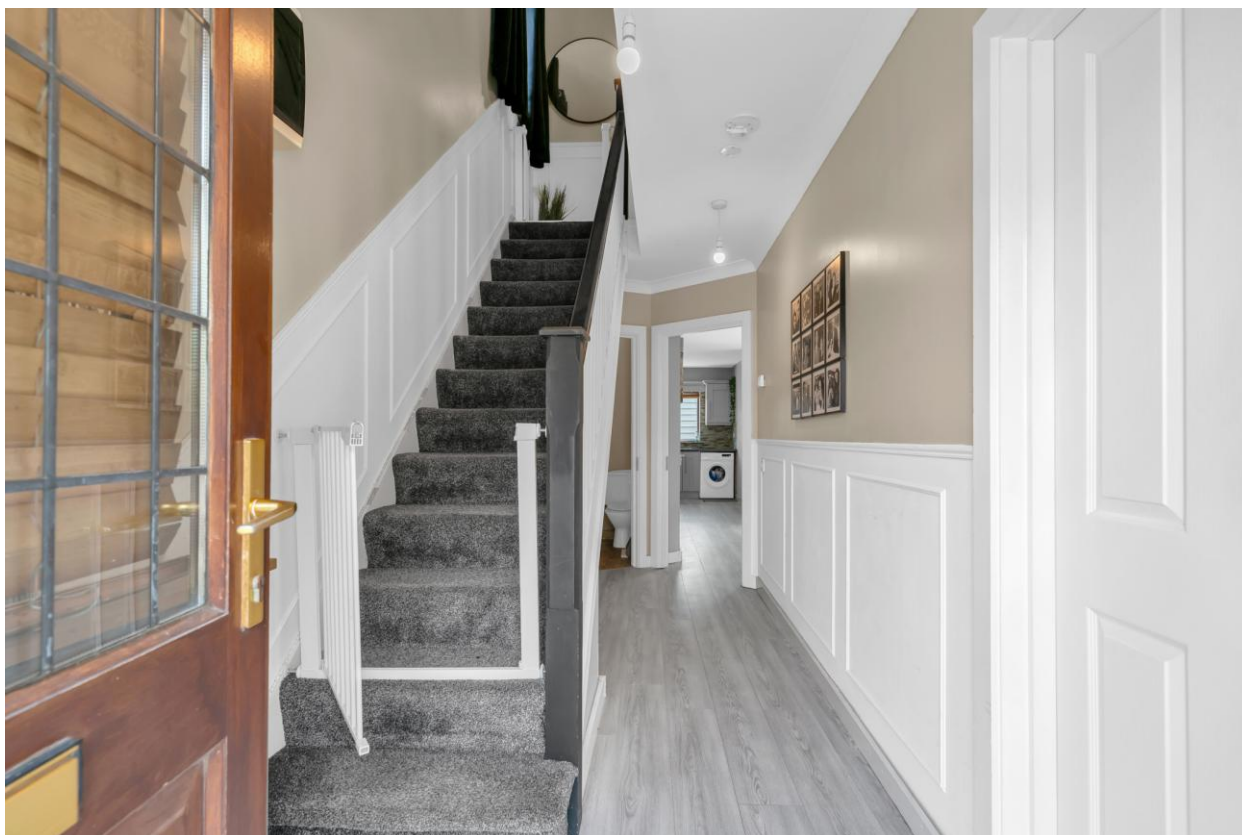
**Sherry
FitzGerald**
McDermott



50 Corran Ard, Athy, Co. Kildare, R14 AX06.

BER **C3**

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this magnificent three-bedroom family residence in this modern estate located on the outskirts of Athy Town. This stunning property is in turn key condition.

Corran Ard is a mature estate just off the new Athy Town ring road. There is an array of food outlets / restaurants and public transport within close proximity.

Upon entering through the hallway, is a bright and welcoming property. To the right leads into a spacious sitting room. Double doors lead into the dining / kitchen area. The kitchen looks out over a spacious well maintained south facing rear garden.

There is a downstairs W.C.. Upstairs there are 3 spacious bedrooms (Master Ensuite) which are bright and airy, 2 of the 3 bedrooms have built-in wardrobes.

Property also boasts a large garden shed that has been insulated and fitted out as a gym. Athy is particularly well served with both primary and secondary schools.

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

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Special Features & Services

- Gas central heating.
- Large patio area.
- South facing rear garden.
- Insulated steel shed (5.38 x 7.14)

Accommodation

Entrance Hall 5.05 x 1.86: Timber floor. Dado rail and panelling. Coving. Light fittings x 2. Blinds, Radiator. Radiator cover.

Sitting Room 5.27 x 3.45: Carpet. Fitted units. feature fireplace with timber surround. Coving. Light fitting. Bay window. Blinds. Curtains. Vent. Radiator. radiator cover. Double doors to dining area.

Guest W.C. 1.73 x 1.37: Lino flooring. W.C. W.H.B. Blinds. Vent. Light fitting.

Kitchen / Dining Area 6.85 x 5.45: Timber flooring. Fitted kitchen units. Oven. Gas hob. Microwave. Light fittings x 3. Tiled splash back. Sliding door to patio area. Double doors to sitting room. Blinds. Curtains. Vent. Radiator. Radiator cover.

Bedroom 1 3.47 x 3.68: Carpet. Fitted wardrobes. Wall panelling. Curtains. Blinds. Vent. Light fitting. Radiator.

En-Suite 1.95 x 1.61: Tiled floor. Partially tiled walls. W.C. Triton electric shower unit. Vanity unit. Radiator. Vent. Light fitting.

Bedroom 2 4.32 x 2.97: Carpet. Fitted units. Radiator. Light fitting. Blinds. Curtains. Vent.

Bedroom 3 2.76 x 2.42: Timber floor. Radiator. Blinds. Curtains. Vent. Spotlight & fan unit.

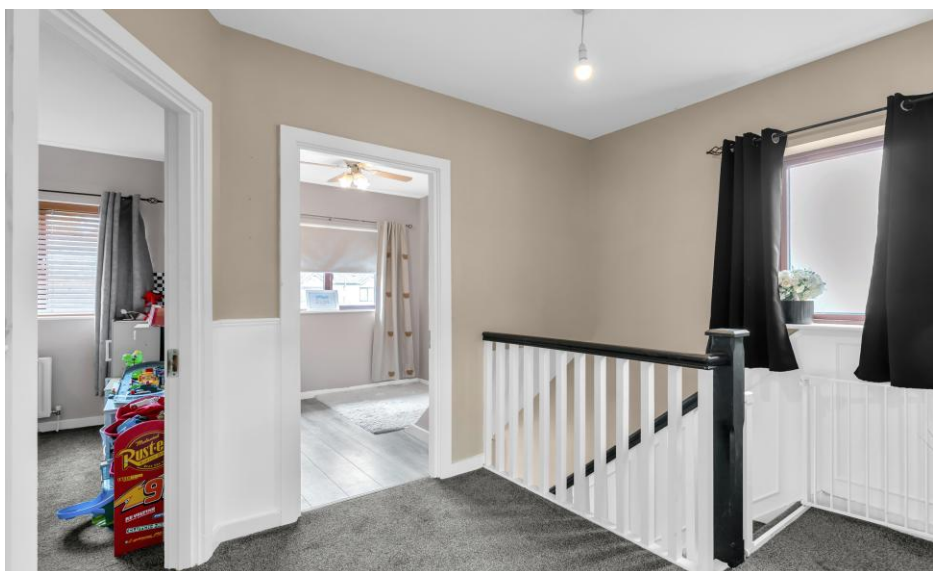
Bathroom 1.87 x 2.04: Lino flooring. W.C. W.H.B. Partially tiled walls. Bath. Vent. Light fitting. Radiator. Radiator cover.

Landing 2.99 x 2.29: Carpet. Hotpress. Staircase to attic. Wall panelling. Curtains. Light fitting.

BER BER C3, BER No. 110212362

Directions

Follow Eircode: R14 AX06.





NEGOTIATOR

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SOLICITOR

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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.

PSRA Registration No. 001945