



BER B2

**SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE.**

**26 CONEY PARK, CONEYBORO, ATHY, CO. KILDARE  
R14 FW60**

**GUIDE PRICE: €240,000**



**JORDAN** 

PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

26 CONEY PARK, CONEYBORO,  
ATHY, CO. KILDARE R14 FW60

### DESCRIPTION:

No 26 is a superb semi-detached 3-bedroom residence located in an established estate overlooking the green area with a **B2 energy rating**. The property is within walking distance of the town centre and 10 mins from the train station.

The house is in excellent condition throughout containing c. 116 sq.m. (c.1,248 sq.ft.) of generous accommodation.

Having undergone continual upgrading by the current owners the property is an ideal family or first-time buyer's home.

Features include double & triple glazed windows, gas fired central heating, fitted kitchen and built in wardrobes in 3 bedrooms.

The property is a short distance from the M9 Motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km

Athy itself is an attractive commercial town with a thriving local community including plenty of amenities, shops, bars and restaurants. The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins - 1 hour.

### ACCOMMODATION:

**Hallway:** 6.47m x 1.93m  
Palladio composite front door with triple lock system, porcelain tiled floor, alarm unit.

**Sitting Room:** 4.67m x 3.39m  
Solid wooden floor, sandstone fireplace with solid fuel stove.

**Kitchen / Dining Area** 5.73m x 5.40m  
Open plan dining area with porcelain tiled floor, integrated kitchen with dishwasher, oven, hob, extractor and fridge freezer. Range of built in ground and eye levels presses with tiled splashback. Patio doors to decking and garden.

**Bathroom:**  
w.h.b, w.c, fully tiled.

**Utility:** 1.77m x 1.44m  
Plumbed for washer - dryer, worktop, shelving and storage.

Under stairs storage with bespoke drawers and presses.

#### First Floor:

**Master Bedroom:** 5.43m x 3.28m  
Built in wardrobes, carpet

**Ensuite:** w.c, w.h.b, power shower, fully tiled.

**Bedroom 2:** 4.35m x 2.88m  
Built in wardrobes, carpet floor.

**Bedroom 3:** 3.44m x 2.42m  
Built in wardrobes, carpet.

### Bathroom

w.c, w.h.b, bath with electric shower, fully tiled.

### Hotpress:

Shelved with immersion.

Stira attic stairs.

### OUTSIDE:

Raised deck with south facing garden. Secure shed with lawn area to rear and concrete drive to accommodate two cars. Side access to garden. House overlooks the green.

### SERVICES:

Mains water, mains drainage, gas fired central heating, alarm, ESB and broadband.

**BER:** B2

**BER NO:** 116041898

### SOLICITOR:

R. A Osborne & Co, Emily Square, Athy, Co. Kildare.

### PRICE:

€240,000.

All offers to be in email format with proof of funding provided.

### INCLUSIONS:

Fixtures only.

### CONTACT:

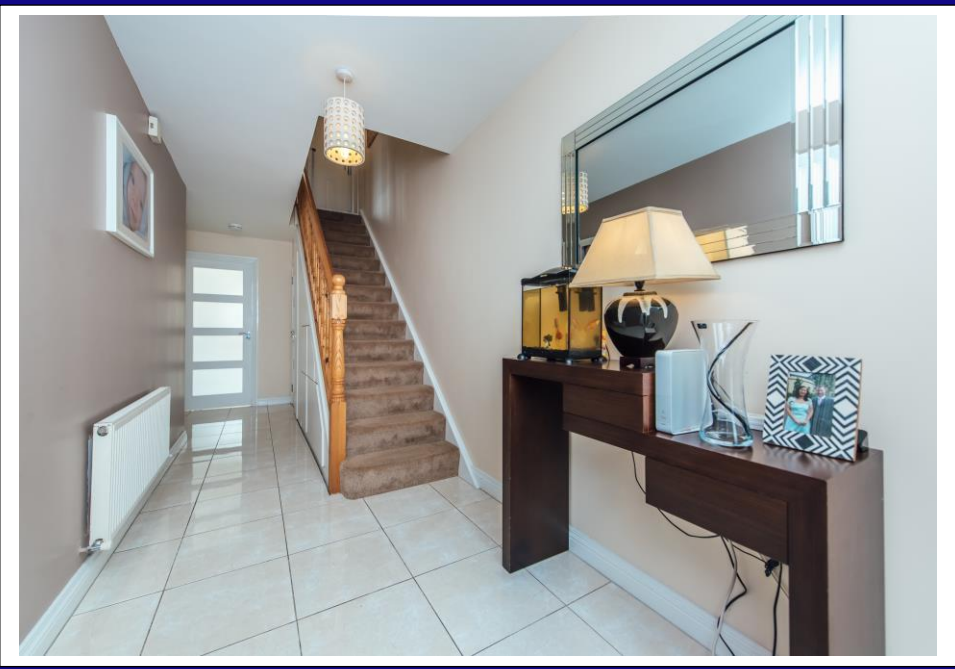
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**VIEWING STRICTLY BY  
APPOINTMENT**









**JORDAN** 

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