



DOWLING PROPERTY

Dowling Property

045 482 189

info@dowlingproperty.ie

PSL: 002523

128 Abbeyfield, Ballitore, Kilcullen, Co. Kildare, R14C966

Spacious 3 Bed End House In Excellent Condition

A.M.V: €209,950

BER C2



****SPACIOUS 3 BED END HOUSE IN EXCELLENT CONDITION****

Dowling Property is delighted to present to the market this fabulous, 3 bedroom, end of terrace property for sale. Presented in excellent condition throughout, this fine home would make an ideal 1st time buy for someone looking for a "turn-key" home.

Tucked away in a quiet cul-de-sac, this handsome home extends to c.98 sq.mt. and features master bedroom en-suite, guest w.c, built in wardrobes in all bedrooms and a stylish modern kitchen with all integrated appliances included. The garden is a highlight and enjoys a sunny west facing aspect and has a steel garden shed.

All amenities are within walking distance of your front door and direct access to the M9 is just a 3 minute drive away, making it ideal for the commuter.

With its location and presentation, we must now advise on early viewings to avoid disappointment. One not to be missed!!



www.myhome.ie/4520087

The accommodation, which is well laid out, briefly consists of entrance hallway, guest w.c, sitting room and kitchen / breakfast room. Upstairs are 3 bedrooms (2 double & 1 single) with master ensuite and family bathroom.

All amenities are located within walking distance of Ballitore Village, including a convenience store, pub, post office, Crèche and the new primary school close by in Crookstown. Ballitore enjoys excellent road networks with direct access to M9 motorway.

Accommodation

Entrance Hallway	5.6m x 1.81m	A welcoming hallway with porcelain tiled floor. Phone point.
Guest W.C.	1.75m x 1.32m	Fully tiled floor & walls with w.c. and wash hand basin.
Sitting Room	4.65m x 3.53m	A bright and private sitting room with tasteful solid oak wooden flooring. Feature open fireplace with wooden surround and marble hearth. Ceiling coving and centre rose.
Kitchen / Breakfast Room	5.47m x 3.98m	A modern fitted kitchen with built-in oven & hob, integrated fridge / freezer, washing machine and dishwasher. Fully tiled floor & part tiled walls. French doors leading to outside.
Upstairs Landing	3.77m x 2.44m	Spacious landing area with gallery staircase, hot press and pull down attic stairs.
Master Bedroom	3.78m x 2.97m	This room enjoys very pleasant country views. Built in wardrobes and T.V. point.
En-Suite	2.21m x 1.17m	Fully tiled floor & walls with w.c, wash hand basin and step in shower (Triton).
Bed 2 (Rear)	3.55m x 2.96m	Double bedroom with built in wardrobes.
Bed 3 (Front)	2.44m x 2.55m	Single bedroom with countryside views. Built in wardrobes.
Family Bathroom	2.24m x 2.4m	Fully tiled floor and walls, bath, w.c, and wash hand basin.
Outside Front	7.31m x 2.26m	Fully walled and laid to lawn. Not over looked.
Rear Garden	10.38m x 7.4m	Spacious rear garden enjoying a west facing aspect. Laid to lawn. Part walled / fenced. Gated side secure passage way. Outside tap. Large steel shed.



Features

- Excellent Condition Throughout
- End House
- West Facing Rear Garden
- Guest W.C.
- Master Bed En-Suite
- Modern Kitchen with Integrated Appliances
- Double Glazed Windows
- Accom. Ext. c.98 Sq.Mt.
- Built-In Wardrobes in All Bedrooms
- Steel Shed
- Walking Distance of Village
- 3 Minute Drive to M9
- Excellent Access to Dublin
- Quiet Cul-de-Sac Location

BER Details

BER: C2

To Include: Blinds, curtains, fridge/freezer, washing machine & dishwasher.

Viewing

Strictly By Appointment Only

Directions

Eircode R14C966









Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies.

The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

