

For Sale

Asking Price: €325,000

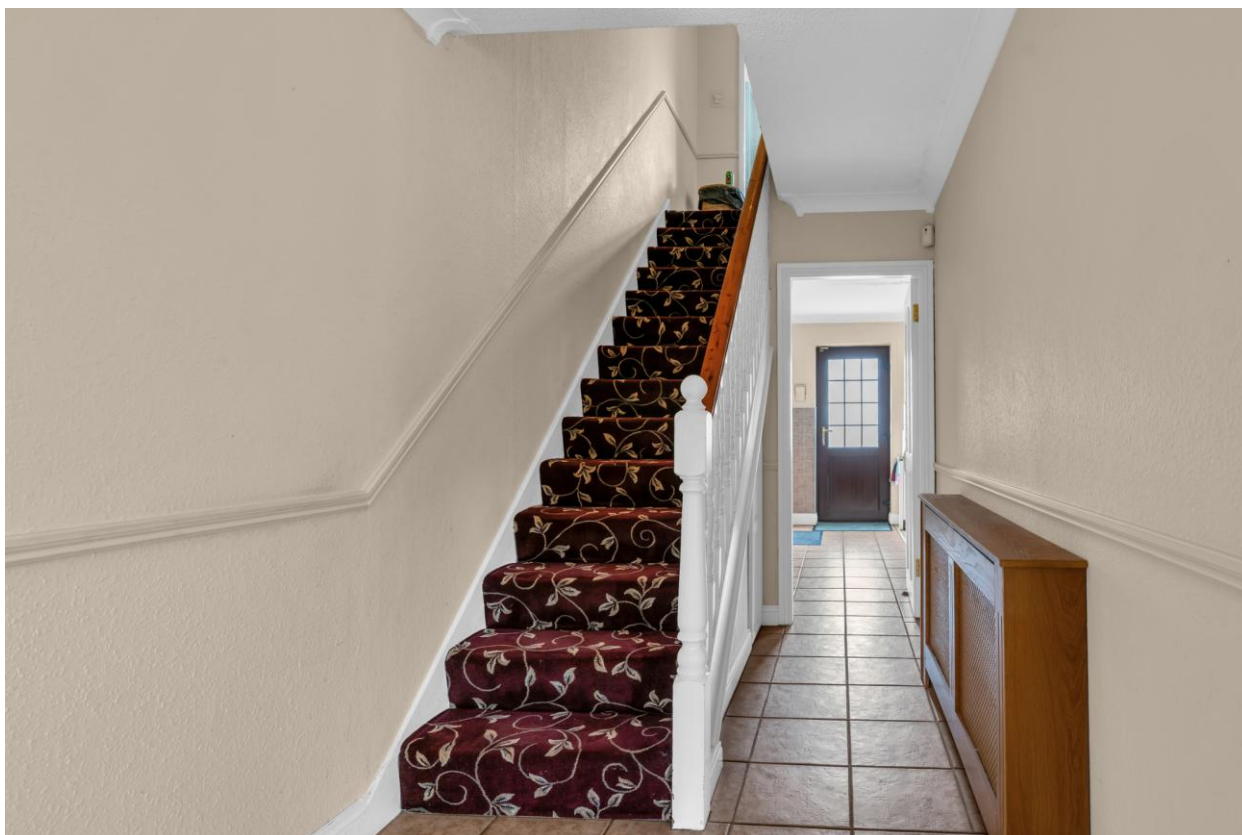
**Sherry
FitzGerald**
McDermott



3183 Avondale Drive, Kilcullen, Co. Kildare, R56 A063.

BER C2

sherryfitz.ie



In a cul-de-sac within this conveniently located estate on entry into Kilcullen, the property presents as a most comfortable home in turn-key condition.

There is on-site parking, oil heating, double glazing and rear access into a patio yard with out-offices.

Schools, recreational amenities and town centre services are within walking distance.

Motorway access is on its doorstep.



Special Features & Services

- Cobble lock on-site parking.
- Double glazing.
- Oil heating.
- Concrete yard to rear.
- Out-offices.

Accommodation

Porch 1.387 x 1.498: Tiled floor. Pine ceiling. Recessed lights.

Hall 4.387 x 1.860: Tiled floor. Carpeted stairwell. Understairs press. Radiator cover.

Lounge 4.387 x 3.383: Polished wooden floor. Feature bay window. Coving. Centre light fittings. Curtains, pol and blind.

Kitchen/Diner 5.362 x 3.720: Stanley oil cooker. Fitted floor and wall units. Airing press. Tiled floor, splash back and part marly floor. Centre light fitting. Blind. Door to rear.

Landing 1.844 x 3.167: Carpeted. Stira stairs to floored attic.

Bedroom 1 3.611 x 3.169: Laminate wooden floor. Built in wardrobe. Curtains, rail and blind.

Bedroom 2 3.512 x 4.366: Laminate wooden floor. Curtains, rail and blind. Double built in wardrobe and overhead storage presses.

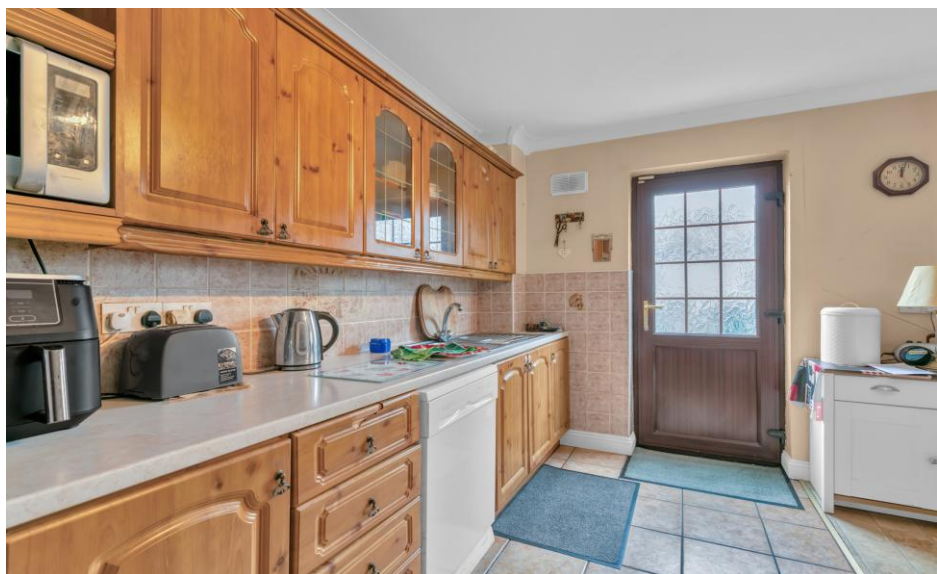
Bedroom 3 3.387 x 2.399: Laminate wooden floor. Curtains, pole and blind.

Shower Room 1.771 x 1.921: Toilet. Sink. Cubicle shower. Tiled floor and walls. Vanity wall mirror.

BER BER C2, BER No. 118761352

Directions

Follow Eircode: R56 A063





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.
PSRA Registration No. 001945