

**3 Bed End Of Terrace In Show House Condition**  
**34 Abbeyfield, Ballitore, Kilcullen, Co. Kildare**  
**For Sale By Private Treaty**



Welcome to No. 34. Presented in showhouse condition throughout and located in the popular estate, is where you'll find this wonderful, 3 bed house for sale. Built in c.2008, this house is ideal for the 1<sup>st</sup> time buyer looking to walk in and hang up their hat!! The accommodation extends to c.100 sq.mt. and includes 2 double bedrooms, 1 single, with master en-suite, large downstairs w.c. and a stunning extensive fitted kitchen with all integrated appliances included. The downstairs living/kitchen area is open plan making it ideal for modern living.

The rear garden enjoys a sunny west facing aspect and is tastefully landscaped with low maintenance in mind along with a large block built shed. Just a 5 minute drive will find you at the M9 making it ideal for the city commuter. One not to be missed!!

**A.M.V.: €189,950**



The accommodation, which is well laid out briefly consists of entrance hallway, guest w.c., sitting room, open plan to kitchen. Upstairs are 3 bedrooms (2 double & 1 single) with master en-suite and family bathroom. Outside to front is parking with a landscaped garden to the rear.

**Accommodation**

Entrance Hallway	5.61m x 1.88m	A welcoming hallway with tiled floor, phone point and ceiling coving.
Guest W.C.	1.32m x 1.84m	Spacious downstairs w.c, with tastefully tiled floor and walls. W.C, and wash hand basin.
Sitting Room	4.64m x 3.48m	A very comfortable room which is open plan to the kitchen. Attractive solid fuel fire place with timber surround and marble hearth. Solid wooden floor, T.V. point.
Kitchen/Breakfast Room	3.97m x 5.52m	Enjoying a sunny west facing aspect with an extensive fitted kitchen with integrated fridge/freezer, dishwasher, oven & hob, under counter freezer and washing machine. Attractive wall tiling, wooden floor, French doors leading to rear.
Upstairs Landing	3.76m x 2.43m	Spacious landing area with hot press which is shelved. Attic access with drop down ladder to a ¾ floored attic with power supply.





Master Bedroom	3.80m x 2.98m	Full range of fitted wardrobes, T.V. and phone point.
En- Suite	2.19m x 1.20m	Generous sized en-suite with step in double shower with T90z electric shower, w.c. and wash hand basin.
Bed 2 (Rear)	3.52m x 3.00m	Double bedroom with wooden floor.
Bed 3 (Front)	2.42m x 2.61m	Single bedroom with built in wardrobes.
Family Bathroom		A large family bathroom with tastefully tiled floor and walls. Bath, w.c., and wash hand basin.
Outside - Front		Landscaped area with gated side entrance. Parking.
Rear	11.20m x 5.95m	A real highlight of this fine house is the landscaped west facing rear garden complete with small astro turf football area. Fully fenced with selection of planting. Patio area, outside tap.
Block Built Shed	2.55m x 5.30m	A welcome addition to any home is this well built block shed with power supply.



## Features

- \* Show House Condition Throughout
- \* Large Downstairs Toilet
- \* Open Plan Layout Downstairs
- \* Gorgeous Kitchen With All Integrated Appliances Included
- \* Sunny West Facing Landscaped Gardens
- \* Oil Heating With Open Fireplace



- \* Master Bed En-Suite
- \* Accom Exts. C.100 Sq.Ft.
- \* Alarmed
- \* D.G. Woodgrain Windows
- \* Walking Distance To Amenities
- \* 5 Minute Drive To M9 Interchange

**Viewing:** Tel: 045 482189, strictly by prior appointment.

**Negotiator:** John J Dowling

**Price:** €189,950 to include all blinds, curtains (except back bedroom), light fittings, oven & hob, fridge/freezer, counter freezer, dishwasher and washing machine.

**Directions:** From Dublin take M7 and then the M9 Motorway. Take the Old Carlow / Castledermot Road, R448. Continue straight on this road for approximately 9KM until you pass the Crookstown Service Station on your right. At top of the hill take a right turn for Ballitore. Drive through the village and estate is located on your left.

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