

For Sale

Asking Price: €470,000

**Sherry
FitzGerald**
McDermott



Castlereban South, Athy, Co. Kildare, R14 N594.

BER C1

sherryfitz.ie



Castlereban South is a stunning family home nestled on a quiet country road on the outskirts of Athy Town. As you approach the property through brick pillars and wooden gates by a tarmac driveway, you are greeted by beautifully landscaped gardens, and countryside.

Sitting on its own tranquil site of 0.3 acre / 0.12 hectares and surrounded by panoramic views of the countryside. Comprising C. 200 sq. m of internal living space on a site of C. 0.3 acres. Property boasts an additional C. 32 sq. m garage. Property offers the opportunity to acquire a magnificent home with all the benefits of country living yet all the conveniences of town amenities within close proximity.

Property offers spacious accommodation which includes a Sitting Room, Kitchen & Lounge Area, Sunroom, Utility, Guest W.C., 5 Bedrooms (2 x Ensuites & Master also boasts a Walk in Wardrobe) and Main Bathroom. Castlereban South is an ideal home for modern family living.

The property benefits from mature landscaped gardens with providing all year round colour. A truly magnificent property in a beautiful location. Primary & secondary schools are within close proximity.

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



Accommodation

Entrance Hall 4.78 x 3.45: Timber flooring. Recessed lights. Drawer unit. Radiator.

Sitting Room 4.19 x 4.24: Timber flooring. Bay window. Feature fireplace with marble surround. Blinds. Vent. Centre rose. Light fitting. Radiator.

Kitchen / Diner 8.85 x 5.14: Tiled floor. Fitted kitchen units with quartz worktop. Island unit with quartz worktop and 5 ring gas hob. Oven & microwave. Recessed lights. Stainless steel filtered extractor fan. Blinds. Vent. Radiator. Double doors to sun room.

Utility Room 1.73 x 2.65: Tiled flooring. Fitted kitchen units. Shelving. Door to side. Light fitting.

Sunroom 4.04 x 3.78: Timber floor. Double doors to kitchen / diner. Recessed lights. Vent. French doors to patio area. 2 x radiators.

Additional Dining Area Timber flooring. Feature fireplace with marble surround & solid fuel stove inset. Vent. Centre rose. Light fitting. 2 x radiators.

Hallway 8.59 x 1.19: Timber floor. Hotpress. Recessed lights. Radiator.

Bedroom 1 3.29 x 4.17: Timber floor. Light fitting. Curtain nets. Curtains. Vent. French doors to rear garden. Radiator. Vent.

En-Suite 1.25 x 3.01: Tiled floor. Partially tiled walls. Radiator. W.C. W.H.B. & unit. Triton shower unit. Wall unit. Light fitting.

Bedroom 2 3.32 x 2.96: Timber floor. Blinds. Light fitting. Radiator. Vent.

Bedroom 3 3.36 x 4.0: Timber flooring. Blinds. Light fitting. 2 x radiators. Vent.

Bathroom 3.41 x 2.39: Tiled floor. W.C. W.H.B & unit. Bath. Partially tiled walls. Triton shower above bath. 2 x light fittings. Radiator. Chrome towel radiator.

Bedroom 4 4.38 x 4.60: Timber floor. Access to eaves for storage. 2 x Velux windows. Radiator. Access to attic. 2 x light fittings.

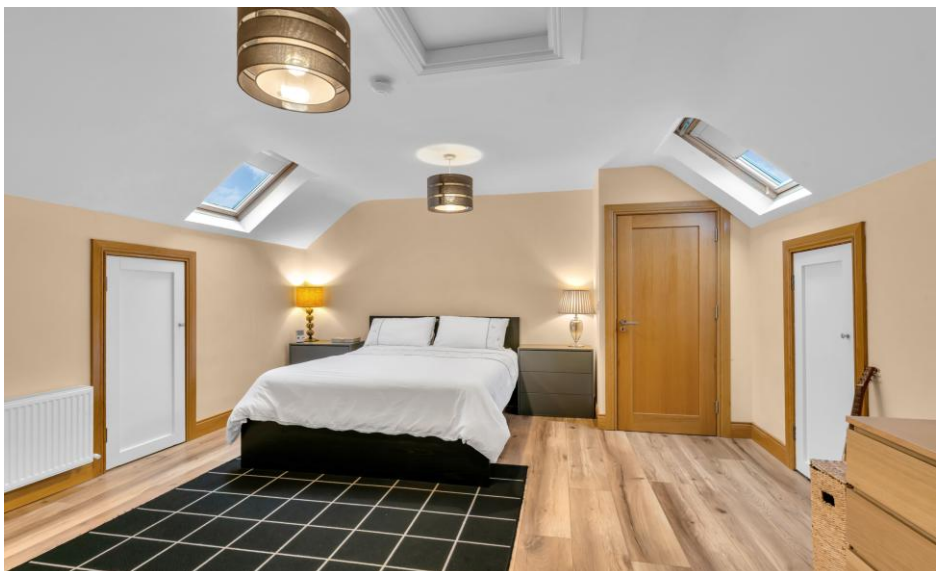
Walk-in Wardrobe 2.58 x 2.23: Timber flooring. Access to eaves. Fitted unit. Vanity unit. Light fitting. Velux window. Radiator.

En-Suite 2.50 x 2.04: Tiled floor. Partially tiled walls. W.C. W.H.B. Wall unit. Light fitting. Velux window. Power shower. Radiator.

Bedroom 5 3.06 x 4.37: Timber flooring. Access to eaves. Velux window. Radiator. Light fitting.

En-Suite 1.56 x 1.58: Tiled floor. W.C. W.H.B & unit. Wall unit. Light fitting. Radiator.

Garage 5.48 x 5.85: Concrete base. Light fitting.





NEGOTIATOR

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Special Features & Services

- Epower electric smart charger.
- Oil heating. Double glazing.
- .3-acre site. Mains water.
- Septic tank.
- South facing rear garden.

Directions

Follow Eircode: R14 N594

sherryfitz.ie

BER BER C1, BER No. 112643531

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