

For Sale

Asking Price: €298,000

Sherry
FitzGerald
McDermott



67 Rheban Manor, Athy, Co. Kildare, R14 HD21.

BER C2

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present No. 67 Manor to the market.

Property offers spacious, accommodation which includes 2 reception rooms, kitchen, dining room, utility, 4 bedrooms, 2 bathrooms making this home ideal for modern family living.

Rheban Manor is a well-sought-after estate, ideally located within walking distance of Athy Town Centre and all local amenities.

On entering the bright and spacious hallway you are met with two reception rooms. To the left leads into a sitting room. To the right of this entrance, there is a 2nd family room/office space.

This home has a real feeling of spaciousness and brightness. The fully fitted kitchen has plenty of storage and worktop space. There is a separate dining room that overlooks the garden. Just off the kitchen, there is the added bonus of a utility room with extra storage.

Upstairs is laid out in a spacious manner. There are four large bedrooms which are bright and airy. There is a large family bathroom which is clean and fresh. Property was constructed in the late 1990's and is C. 130 sq.m in size.

Property has the added benefit of a large detached garage. Rear garden is North West facing and property is not overlooked.



Special Features & Services

- OFCH
- Concrete boundary walls
- Mature gardens to front & rear
- Not over looked
- Pebble dash finish
- 2 x Side entrances
- Hardwood doors
- PVC double glazed windows.

Accommodation

Entrance Hall 1.89 x 1.81: Lino flooring, radiator & light fitting.

Sitting Room 3.54 x 4.69: Laminate floor, feature fireplace, blinds, radiator & light fittings. Opens to Dining area.

Dining Room 3.52 x 2.98: Timber floors, blinds, radiator & light fitting.

Living /Playroom/Office 3.24 x 3.39: Timber floors, blinds, radiator & light fitting.

Kitchen 3.52 x 3.50: Lino flooring, fitted kitchen units, oven & hob, blinds, light fitting (spot lights), stainless steel extractor fan & radiator.

Utility Room 3.41 x 1.70: Lino flooring, fitted units & sink, wall unit, light fitting & door to rear garden.

Landing 3.13 x 1.75: Lino flooring, timber on stairs, access to attic, light fitting & hot-press.

Master Bedroom 4.11 x 3.58: Timber floors, blinds, radiator & light fitting.

En-Suite 1.65 x 1.73: Lino flooring, partially tiled walls, wc, whb, radiator, ceiling fan, shower - Triton T80 unit, blinds & light fitting.

Bedroom 2 3.09 x 3.39: Timber floors, blinds, shelving, radiator & light fitting.

Bedroom 3 2.49 x 2.53: Timber floors, blinds, radiator & light fitting.

Bedroom 4 3.32 x 2.79: Timber floors, blinds, radiator & light fitting.

Bathroom 2.45 x 2.79: Lino flooring, partially tiled walls, wc, whb, bath, shelving, electric ceiling fan, blinds, radiator & light fitting.

Garage 2.14x2.71x3.24: Detached, roller door, side entrance, PVC window & power supply.

BER BER C2, BER No. 117672782

Directions

From Athy town centre, head out passed Lidl and take a left at the traffic lights. Take the first left into Rheban Manor and the property is the first house on the right.





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.
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