

For Sale

Asking Price: €374,950

**Sherry
FitzGerald**
McDermott



Main Street, Ballylynan, R14 E3H0.

BER D2

sherryfitz.ie



Sherry Fitz McDermott are delighted to present to the market this five-bedroom, two storey residence with large rear garden. This property fronts onto the main street in Ballylynan across the road from the Centra supermarket and close to all village amenities.

The living accommodation comprises of entrance hallway, living room, kitchen, lounge area, bedroom, bathroom & utility completing the ground floor and four double Bedrooms and Bathroom completing the first floor level.

To the rear lies a detached 2 Room dwelling / granny flat for multiple purposes along an extensive mature garden with barna sheds. The rear can be accessed via electric gates via the laneway off the main street.

Viewing is by appointment only - contact us now to arrange.

Special Features & Services

- Tarmacadam driveway to rear of property
- South east facing rear garden
- Oil central heating
- Mix of aluminum & PVC double glazed windows
- Electric gate to rear
- Barna shed x 3
- Mature landscaped garden



Accommodation

Hallway - Ground floor 5.25 x 1.97: Tiled floors, wall panelling, storage under stairs, light fitting, radiator, radiator cover & wall lights

Sitting Room 4.64 x 3.39: Carpet, feature fireplace with mahogany surround, curtains, blinds, spot lights, wall lights centre rose, radiator & door to kitchen

Kitchen 4.46 x 5.28: Tiled floor, fitted kitchen units, tiled splash back, double oven & hob, spot lights, blinds & radiator

Bedroom 1 3.49 x 3.44: Solid timber floor, fitted wardrobes, blinds, curtains, light fitting & radiator

Bedroom 2 3.52 x 4.26: Timber floor, fitted wardrobes, blinds, curtains, spot light & radiator

Bedroom 3 3.61 x 4.26: Solid timber floor, fitted sliding mirror wardrobes, curtains, light fitting & radiator

Bedroom 4 2.70 x 3.64: Solid timber floor, fitted wardrobes, curtains, light fitting & radiator

Bathroom 2.95 x 2.03: Fully tiled walls & floor, sink & unit, shower, toilet, blinds, spot lights, chrome radiation & mirror light

Landing 6.48 x 2.16: Carpet on stairs & landing, light fitting, walk in hotpress, stairghre to attic, blinds & radiator

Lounge Area 3.63 x 3.25: Tiled floor, fitted units, blinds, spot lights, radiator, sliding door to rear garden

Bedroom 5 4.29 x 3.36: Timber floors, fitted wardrobes, curtains, blinds, vanity unit, light fittings & radiator

Bathroom 3.24 x 1.71: Corner bath, fully tiled floor & walls, toilet & sink, shelving, recessed lights & radiator

Utility Room 1.98 x 1.74: Tiled floor, fitted units, light fitting, blinds, door to rear garden & fully plumbed

Detached Dwelling 14.42 x 5.67:

Room 1 8.65 x 5.68: Tiled flooring, recessed lights, coving, blinds & electric radiator

Room 2 4.41 x 5.67: Carpet, blinds, recessed lights coving & electric radiator

Storeroom 1.66 x 1.23: Tiled floor, water supply, light fitting & access to attic

Garden

To the rear lies a detached 2 Room dwelling / granny flat for multiple purposes along an extensive mature garden with barna sheds. The rear can be accessed via electric gates via the laneway off the main street.

BER BER D2, BER No. 115053290





NEGOTIATOR

Adrian Harley
Sherry FitzGerald McDermott
Stanhope Street, Athy, Co Kildare
T: 059 8632797 M: 085 8343817
E: athy@sfmcdermott.ie

Directions

From Athy town centre proceed out the Kilkenny Road, upon entering Ballylunan the property is on the Main Street on your left hand side.

sherryfitz.ie

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