

For Sale

Asking Price: €335,000

**Sherry
FitzGerald**
McDermott



1 Barrow Way, Dun Brinn, Athy, Co. Kildare, R14 VX04.

BER C3

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market No. 1 Barrow Way. Magnificent 3 Bedroom Detached property with attic conversion and spacious site located within the highly sought after development of Dun Brinn and within walking distance of Athy Railway Station, Schools, Shops, Restaurants and local amenities & creche.

This light filled accommodation is presented in good condition throughout. Barrow Way offers spacious, family-friendly accommodation which includes a sitting room, kitchen / dining area, utility, 3 bedrooms (master ensuite), guest w.c., main bathroom & attic conversion/4th bedroom.

Property also boasts a large steel shed (insulated with power supply) to the side of the property with large rear & side areas. Tarmac driveway to the front. This property would make a wonderful family home for the most discerning of purchasers.

Viewing is highly recommended and by appointment with sole selling agent Adrian Harley of Sherry FitzGerald McDermott.

To see current offers or place an offer on this property, register for your mySherryFitz account at SherryFitz.ie



Special Features & Services

- Patio Area
- Pergola with stone feature wall
- Barna shed
- Side entrance x 2
- Steel shed with power & water (3.47x3.49)
- Tarmacadam drive way
- Boundary wall
- Garden front & rear

Accommodation

Entrance Hall 5.58 x 1.90: Timber flooring. Radiator. Radiator covers. Spot lights. Storage under stairs.

Guest W.C. 2.10 x 0.84: Carpet. W.C. W.H.B. & unit. Tiled splashback. Light fitting. Electric ceiling fan

Sitting Room 4.12 x 5.15: Timber flooring. Feature fireplace with timber surround. Light fitting. French doors to rear garden. Radiator. Radiator cover. Curtains. Blinds.

Kitchen / Dining Area 4.39 x 3.10: Tiled floor. Oven & hob. Spot light & fan combo. Blinds. Tiled splashback. Recessed lights. Bay window. Vent. Shelving. Radiator. Radiator cover.

Utility Room 1.57 x 3.20: Fitted units. Tiled flooring. Door to side entrance. Spot lights. Radiator.

Landing 4.28 x 2.10: Carpet. Spot lights. Blinds. Curtains.

Bedroom 1 4.53 x 3.55: Carpet. Fitted wardrobes. Bay window. Curtains. Blinds. Recessed lights. Radiator. Vent.

En-Suite 0.87 x 2.90: Tiled floor. Fully tiled walls. W.C. W.H.B. Shower. Electric Triton T90Z unit. Light fitting. Wall unit. Radiator.

Bedroom 2 3.79 x 2.99: Carpet. Blinds. Curtains. Vent. Radiator. Light fitting.

Bedroom 3 2.87 x 2.49: Carpet. Fitted wardrobe. Blinds. Curtains. Radiator. Light fitting. Vent.

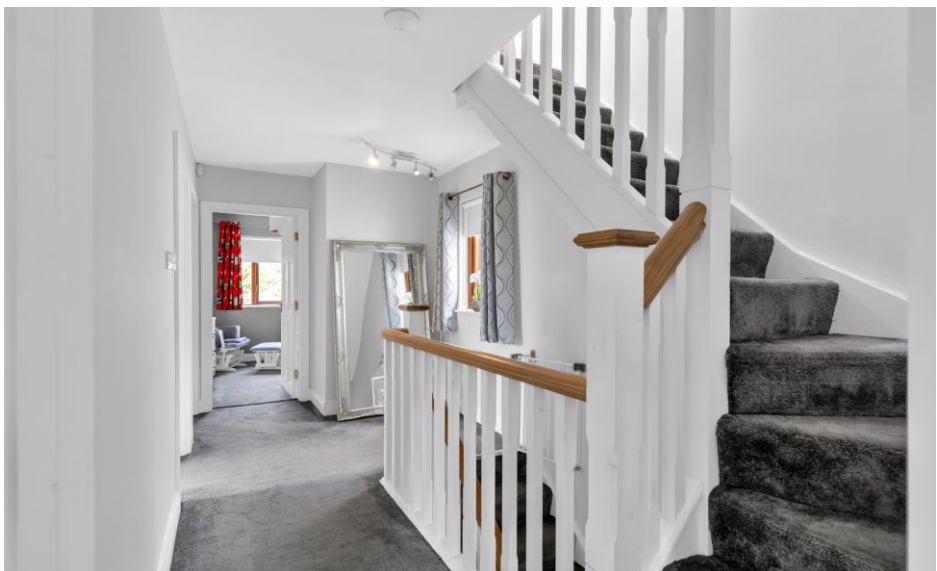
Bathroom 3.09 x 1.66: Tiled floor. Partial tiled walls. W.C. W.H.B. Bath. Radiator. Blinds. Light fitting. Hot-press.

Attic Conversion/Bedroom 4 3.63 x 4.41: Velux windows x 2. Carpet. Radiator. Recessed light. Access to eaves.

BER BER C3, BER No. 119222727

Directions

Follow Eircode: R14 VX04.





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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