



DOWLING PROPERTY

Dowling Property

045 482 189

info@dowlingproperty.ie

PSL: 002523

Belview, Athy, Co. Kildare, R14H293

Stunning 3 Bed, B2 Rated Home On C.0.55 Acres

A.M.V. €375,000

BER B2



Walk In And Hang Up Your Hat!! Dowling Property have the great pleasure in offering this absolute fantastic property for sale in this sought after location. This stunning, B2 rated, 3 bedroom semi detached home is in show house condition throughout and sits on a magnificent c.0.55 acre landscaped site.

The current house proud owner completely renovated and updated this home in c.2021 to the highest standards and we can assure you that no stone was left unturned. There are 3 good sized bedrooms, utility room, guest w.c. and a "show-stopping" open plan kitchen/living room which enjoys a south facing aspect and rolling countryside views.

The site extends to c.0.55 acres and benefits from extensive road frontage and has obvious development potential to the side in the form of another home, but all subject to planning. The gardens are landscaped with extensive lawn areas and enjoy wonderful views of the rolling countryside. Bellview is just a c.1.5km from schools and shopping and within easy access of Dublin City which is just c.65km. With its fantastic presentation and sought after area, we must now advise on earlier viewings as this is one not to be missed!!



www.myhome.ie/4679754

The accommodation, which is extremely bright & spacious, briefly consists of entrance hallway, bed 1, bed 2, master bedroom, bathroom, utility, guest w.c. and open plan kitchen/living room.

All amenities are located just c.1.5km from your front door in Athy including a brand new primary school of Scoil Phádraig Naofa which is close by, Aldi, Lidl & Super Valu and host of shopping on the main street. Athy train station is also close-by along with easy access to M9/M7.

Accommodation

Entrance Hallway	6.40m x 1.26m	A welcoming hallway with weathershield door leading to tiled floor. Attic access with drop down ladder.
Bed 1 (Front)	4.05m x 2.20m	Double bedroom with wooden floor, built-in wardrobes.
Bed 2 (Front)	3.20m x 2.65m	Single bedroom with wooden floors.
Master Bed	4.00m x 3.50m	This comfortable master bedroom is very spacious and enjoys garden views. Built-in wardrobes, wooden floor and T.V. point.
Bathroom	3.20m x 1.80m	Another highlight is the stylish bathroom with fully tiled floor and walls. W.C, wash hand basin, bath and separate step-in shower and complete with mood lighting.
Utility Room	1.83m x 1.40m	A welcome addition to any home is this spacious utility which is plumbed for washing machine.
Guest W.C.	1.80m x 1.00m	Tiled floor, w.c. and wash hand basin.
Kitchen/Living Room	8.55m x 4.60m	This "show-stopping" open plan room is the real highlight of this fabulous home. Enjoying a sunny south facing aspect and wonderful garden and rolling countryside views through the large full length corner sliding doors. Stylish white high gloss kitchen with integrated oven & hob, extractor, fridge and freezer. Wooden floor and recise ceiling mood lighting. Door to side entrance along with sliding patio doors to outside patio.
Outside Front		Enjoying extensive road frontage with large garden to side with obvious development potential in the form of a further dwelling (S.T.P.P.) Fully fenced with gated off-street parking for a large number of vehicles. Over looking wooded area, gravel driveway a detached workshop.
Rear		The rear gardens are landscaped and private and enjoy a south facing aspect and rolling countryside views. Large lawn area with mature trees. Raised patio area.



Features

- Showhouse Condition Throughout
- B2 Rated
- Landscaped c.0.55 Acre Site
- Treble Glazed Windows
- Oil Heating
- Mains Water & Septic Tank
- Detached Workshop
- Accommodation Extends c.85 sq.mt.
- Wonderful Countryside Views
- South Facing Aspect
- Guest W.C.
- Utility Room
- Show-Stopping Kitchen
- Obvious Development Potential (S.T.P.P.)

BER Details

BER: B2 BER No.117173856 Energy Performance Indicator:102.03 kWh/m²/yr

To Include

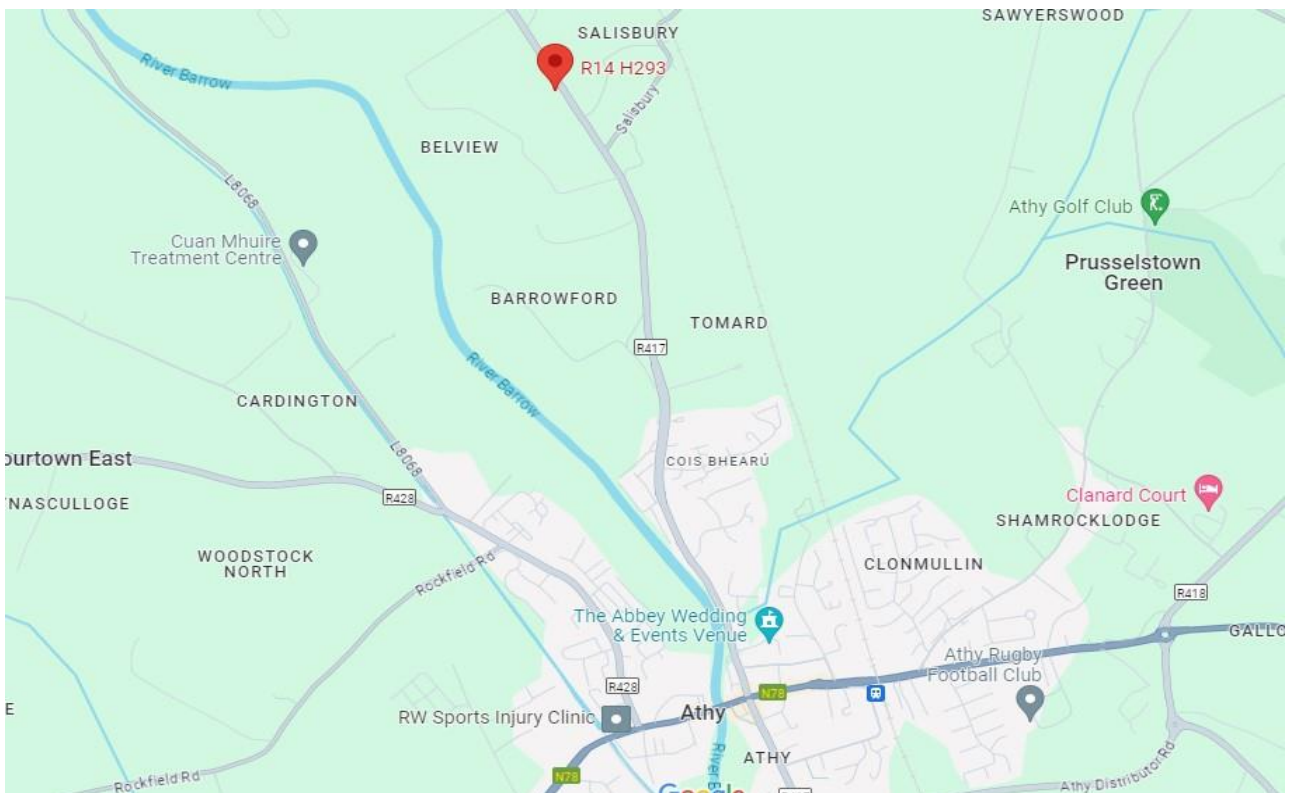
Blinds, Oven & Hob, Fridge, Freezer, Light Fittings, Extractor & Workshop

Viewing

Strictly By Appointment Only

Directions

R14H293













Gaeilge

+

-

↻

XY 667648, 696243

Scale 1 : 1000

Townland Belview

Barony Narragh And Reban West

County Kildare

Property Details

> Back

Folio Number	KE66971F
Title Level	Freehold
Plan Number	DJ878
Property Number	1
Area of selected plans	0.22 hectares.
Number of Plans on this folio:	1
Address	680 Belview, Athy, Co. Kildare, R14 H293

Add to Basket
Create Alert

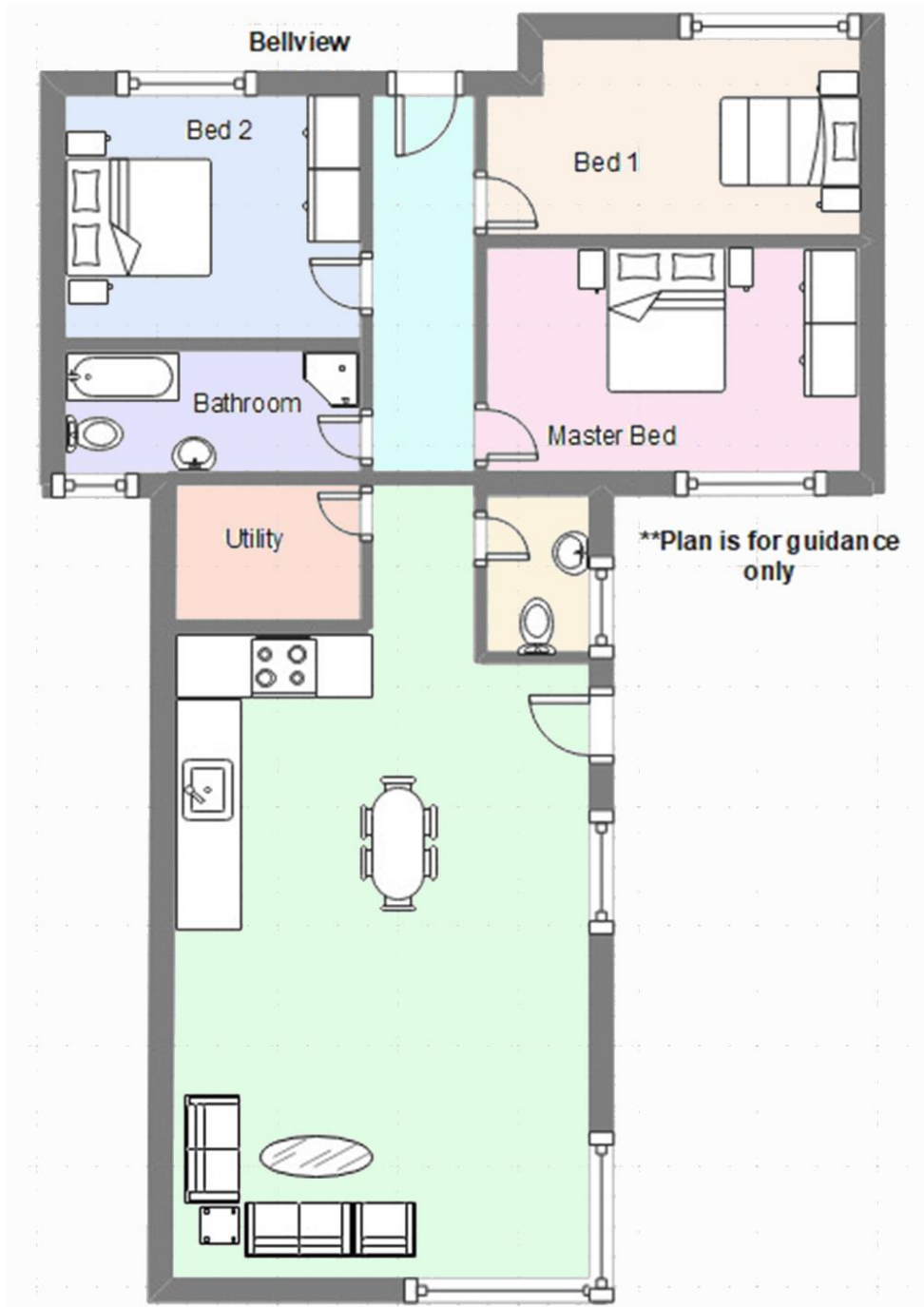
*Táilte Éirsann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule B\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help





Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies.

The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

