



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN VILLAGE LOCATION

89 Abbyfield, Ballitore, Athy, Co. Kildare, R14 YR66

GUIDE PRICE: € 225,000



PSRA Reg. No. 001536

**89 Abbyfield, Ballitore, Athy,
Co. Kildare, R14 YR66**

FEATURES:

- Spacious property in superb condition
- Side access with gate
- Concrete driveway
- Double glazed windows
- Outside socket
- Outside tap
- Large rear garden
- Covered BBQ area to rear

DESCRIPTION:

Abbyfield is a modern residential development situated in the village environment of Ballitore. No 89 is located in a cul-de-sac with a private rear garden and is presented in superb condition throughout. Extending to circa 102.2 sq.m (1,100 sq.ft.), it benefits from Oil Fired Central Heating and Wooden double glazed windows. There is gated side access to the rear garden which benefits from a covered patio/bbq area.

Ballitore is a small village set just off the M9 Motorway (within a 5 minute drive) which provides easy access to Dublin. The village benefits from a local shop, pubs, post office and convenience store with a local primary school nearby at Crookstown.

The closest large towns are Kilcullen & Athy which are both within 15 minutes drive and provide a host of amenities including shops, schools, pubs, restaurants and public transport links.

ACCOMMODATION:

Hallway: 1.95m x 6.30m
Tiled floor.

Guest WC:
w.c., w.h.b., fully tiled.

Kitchen/Dining: 5.55m x 3.60m
Tiled floor, french doors, walnut built-in ground and eye level presses, tiled surround, extractor, electric oven, Zanussi 4 ring gas hob, Zanussi granite worktop, integrated dishwasher, integrated Zanussi fridge/freezer, plumbed.

Sitting Room: 3.56m x 5.17m
Recessed lights, fireplace.

Bathroom:
w.c., w.h.b., jacuzzi bath, shower, fully tiled.

Bedroom 1: 2.96m x 3.53m
Built-in wardrobes, laminate floor.

En-Suite:
w.c., electric shower, w.h.b., fully tiled.

Bedroom 2: 2.96m x 3.78m
Double built-in wardrobes, laminate floor.

Bedroom 3: 2.53m x 3.30m
Built-in wardrobe, laminate floor.

Hotpress:
Shelved with immersion.

Attic Space:
Folding attic stairs.

OUTSIDE:

Outside socket, outside tap, BBQ oven, paved covered patio area, barna shed.

SERVICES:

Mains water, mains sewerage, electricity, oil fired central heating, refuse collection.

INCLUSIONS:

Dishwasher, fridge/freezer, barna shed, oven, hob, extractor, blinds, carpets, washing machine.

SOLICITOR:

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