

For Sale

Asking Price: €545,000

**Sherry
FitzGerald**
McDermott



Courtwood, Vicarstown, R32 T2P1.

BER A3

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present this impressive home to the market. This stunning property comes to the market in excellent condition and was recently refurbished to an energy efficient A3 rating.

Courtwood is a 5-bedroom dormer bungalow on a C. 2 acres with mature gardens and trees providing exceptional privacy. Approached via recessed entrance onto a gravel driveway, Courtwood offers a spacious family home boasting many features. Spanning C. 260 sq. M. / 2,800 sq. ft. of bright modern accommodation in turn-key condition, comprising five bedrooms (2 en-suite), two living areas, bathroom and guest w.c.

Tranquility of country living yet still close to the large towns of Athy and Kildare. There you will find an abundance of excellent amenities including: shops, pubs, restaurants, schools, banks, supermarkets, recreational facilities, and a lot more. Both towns have train stations and great bus services.

Viewing highly recommended.

Special Features & Services

- Air to water heating system.
- Situated on C. 2 acres.
- Property Built in 2001. Was rewired, plumbed and insulated in 2019 when extension was added.
- PVC double glazed windows.
- Outside lights & socket.
- Landscaped front & rear gardens.
- Detached Garage (8.05 x 5.03) - Built in 2019, Electric roller door, Side door.



Accommodation

Entrance 4.71 x 8.27: Timber floor. Recessed lights. Light fitting. Curtains. Storage under stairs. Blind.

Sitting Room 4.48 x 4.65: Timber floor. Feature fireplace with marble surround. Recessed lights. Curtains.

Kitchen 4.45 x 4.67: Tiled floor. Solid fitted kitchen with Quartz worktop. Integrated dishwasher. Blinds. Double Neff oven. Island unit. Drop down lights over island.

Dining / Lounge Area 5.39 x 9.40: Timber flooring. Recessed lights. Light fitting x 2. French doors to side. Curtains. Wall light. Solid fuel stove. Vent. Underfloor heating.

Office 4.04 x 4.66: Timber floor. Blinds. Vent. Light fitting. Underfloor heating.

Utility Room 1.97 x 3.05: Tiled floor. Light fitting.

Guest W.C. 1.89 x 2.01: Wet room. Shower. W.C. WHB & unit. Light fitting. Electric ceiling fan. Vent. Underfloor heating.

Bedroom 1 3.21 x 3.91: Timber floor. Fitted wardrobes. Light fitting. Curtains. Radiator.

Bedroom 2 3.26 x 4.08: Timber floor. Fitted wardrobe. Curtains. Light fitting. Radiator.

Laundry Room 3.26 x 1.97: Tiled floor. Fitted units. Shelving. Covings. Light fittings. Radiator.

Downstairs Bathroom 3.34 x 2.18: Tiled floor. W.C. WHB. Bath. Shaving light & socket. Recessed lights. Partially tiled walls. Vent. Shower rail.

Back Hallway 4.71 x 1.35: Tiled floor. Recessed lights. Store room with Staighre to attic. Underfloor heating.

Landing 4.16 x 3.79: Carpet on stairs & landing. Recessed light. Drop down lights. Storage to eaves. Access to 2 storage areas.

Bedroom 3 5.28 x 3.24: Carpet. Blinds. Radiator. Vent. Light fitting. Walk-in wardrobe 1 (2.90 x 3.07). Walk-in wardrobe 2 (2.36 x 1.87).

En-Suite 2.39 x 3.04: Tiled floor. Radiator. Chrome radiator. W.C.. WHB & unit. Shower. Partially tiled walls. Light fitting.

Bedroom 4 4.88 x 3.19: Carpet. Blinds. Light fitting. Radiator.

Bedroom 5 4.14 x 4.10: Carpet. Blinds. Light fitting. Walk-in wardrobe (1.74 x 1.33).

En-Suite 2.74 x 2.04: Tiled floor. Partially tiled walls. W.C., WHB. Shower. Shaving light. Radiator. Electric ceiling fan. Light fitting.

Store Room 1 1.55 x 1.55: Velux window. Light fitting. Tiled floor.

Store Room 2 2.71 x 1.91: Carpet. Light fitting. Radiator.





NEGOTIATOR

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Directions

Follow Eircode: R32 T2P1

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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.

PSRA Registration No. 001945