

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
McDermott



17 Gallow Hill Court, Athy, Co. Kildare, R14 NX20.

**BER** C1

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald McDermott are delighted to present 17 Gallow Hill to the market.

Stunning 4 Bedroom Detached property located in this quiet cul-de-sac overlooking the green area to the front. This light filled & spacious accommodation is presented in excellent condition throughout.

Located within the sought after development of Gallow Hill and close to Athy railway station, schools and within walking distance of shops, restaurants, and local amenities.

No.17 offers spacious, family-friendly accommodation which includes a sitting room, kitchen / dining area, storeroom, utility, 4 bedrooms (master ensuite) & bathroom making this home ideal for modern family living. Property also boasts spacious parking and garden to the rear.

Viewing is highly recommended.



## Special Features & Services

- Spacious parking - 4 cars
- Barna shed
- South facing rear garden
- Not over looked
- Mature gardens with trees & planting
- Cobblelock driveway
- Facing green area to front

## Accommodation

**Sitting Room** 3.74 x 5.75: Timber floor, bay window, blinds, vent, wall lights, coving, light fitting, feature fireplace, double doors to dining area.

**Kitchen / Dining** 6.97 x 5.26: Tiled floor, fully fitted kitchen, island unit, tiled splash back, stainless steel extractor fan, vent, recessed lights, blinds, radiator & French doors to garden area.

**Utility Room** 2.05 x 1.77: Tiled floor, fitted units & sink, tiled splash back, light fitting & door to side.

**Entrance Hall** 5.17 x 2.18: Tiled floor, spot lights, coving & radiator.

**Guest w.c.** 1.73 x 1.55: Tiled floor, partially tiled walls, wc, whb, electric wall fan, radiator & light fitting.

**Storage** 1.72 x 0.76: Tiled floor, light fitting & shelving.

**Stairs / Landing** 2.31 x 2.62: Carpet on stairs & landing, stira to attic, light fitting, recessed light & hot press.

**Master Bedroom** 4.37 x 3.95: Carpet, fitted wardrobes, bay window, blinds, radiator, wall light & light fitting.

**En-Suite** 1.84 x 1.55: Fully tiled floor & walls, wc, whb, shower, electric ceiling fan, shaving light, shelving, radiator & light fitting.

**Bedroom 2** 3.93 x 2.92: Carpet, light fitting, radiator, vent & blinds.

**Bedroom 3** 4.15 x 2.96: Carpet, fitted wardrobes, blinds, radiator, vent & light fitting.

**Bedroom 4** 3.45 x 2.36: Carpet, fitted wardrobe, blinds, radiator, vent & light fitting.

**Bathroom** 2.48 x 1.71: Fully tiled floor & walls, wc, whb, bath, electric Mira Elite SE above bath, blinds, electric ceiling fan, vent, radiator, light fitting, shelving & wall mirror.

**BER** BER C1, BER No. 113502215

## Directions

From Athy town centre proceed out the Kildare Road, taking a right into Gallow Hill before the machinery outlet. Continue straight into the development until you come to a green area and take a left and the property is on your left.







**NEGOTIATOR**

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