

For Sale

Asking Price: €235,000

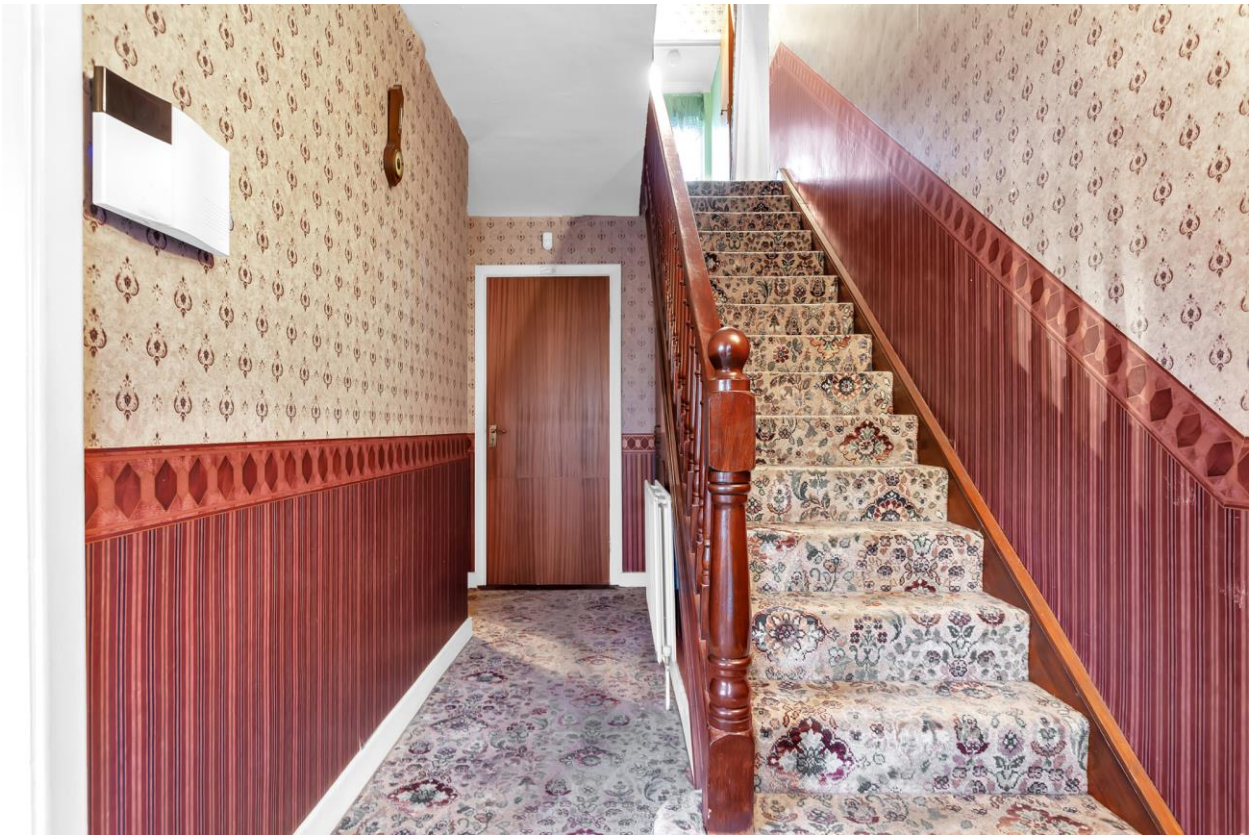
**Sherry
FitzGerald**
McDermott



43 Avondale Drive, Athy, Co. Kildare, R14 XT28.

BER **F**

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present this extended four-bedroom semi-detached home in the popular residential development of Avondale Drive along the Fortbarrington Road.

The property boasts spacious living accommodation which briefly comprises of: Entrance Hall, Sitting Room, Dining Area, Kitchen, Utility, 4 Bedrooms (master en-suite) and a Main Bathroom. No. 43 benefits from off-street car parking and has a generous front / rear garden. Property is in need of modernisation however it has the potential to be an excellent family home once works are completed.



This property should be viewed to be truly appreciated.

Contact us now to arrange a viewing.



Special Features & Services

- Aluminum windows & doors.
- Oil Central Heating.
- Not overlooked.
- Stone pillars & iron gate.

Accommodation

Hallway 5.29 x 1.96: Carpet. Wall light.

Sitting Room 4.05 x 4.72: Carpet. Bay window. Feature fireplace with tiled surround. Light fitting. Blinds. Curtains. Radiator.

Dining Room / Lounge / Living 3.37 x 4.08: Carpet. Feature fireplace with tiled surround. Light fitting. Blind. Curtains.

Kitchen 3.73 x 2.52: Lino flooring. Fitted units. Partially tiled walls. Cooker. Light fitting. Blinds.

Back Hall / Utility 2.97 x 1.19: Lino flooring. Door to rear garden. Light fitting. Plumbed.

Attached Garage 4.66 x 2.70: Light fitting.

Landing 4.57 x 2.56: Carpet on stairs & landing. Access to attic. Hot press.

Bedroom 1 4.70 x 2.91: Carpet. Fitted wardrobes. Blinds. Curtains. Radiator. Bay window. Light fitting.

Bedroom 2 4.50 x 3.39: Carpet. Fitted wardrobes. Blinds. Curtains. Radiator. Light fitting.

Bedroom 3 3.06 x 2.71: Carpet. Radiator. Fitted wardrobes. Radiator. Light fitting. Vent.

Bedroom 4 3.71 x 2.57: Carpet. Radiator. Fitted wardrobe. Blinds. Curtains. Light fitting.

En-Suite 2.27 x 1.65: Carpet. Toilet. Sink & unit. Triton shower. Coving. Fully tiled walls. Radiator. Light fitting. Curtains.

Bathroom 1.73 x 2.52: Carpet. Toilet. Sink. Bath. Shower over bath. Coving. Radiator.

BER BER F, BER No. 117455121

Directions

Take second left into Avondale Drive off the Fortbarrington Road. Property is located on your right.





NEGOTIATOR

Adrian Harley
Sherry FitzGerald McDermott
Stanhope Street, Athy, Co Kildare
T: 059 8632797 M: 085 8343817
E: athy@sfmcdermott.ie

sherryfitz.ie

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