

For Sale

Asking Price: €310,000

Sherry
FitzGerald
McDermott



2 Grace Avenue, Gracefield Manor, Ballylynan, Co. Laois,
R14 DT93.

BER B2

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this beautiful four-bedroom family residence in this modern estate located within Ballylynan Village. No. 2 Grace Avenue is in turnkey condition.

Upon entering through the hallway, is a bright and welcoming property. To the left leads into a spacious sitting room. double doors lead into the dining / kitchen area. The kitchen looks out over a large well maintained east facing rear garden.

There is a downstairs W.C. & Utility. Upstairs there are 4 spacious bedrooms (Master Ensuite) which are bright and airy, 3 of the 4 bedrooms have built-in wardrobes and all have carpet flooring. The stairs and landing also have carpet flooring with access to attic.

Property faces the green area to the front. Ballylynan is particularly well served with primary school and Athy Town secondary schools within close proximity.

Viewing is highly recommended. Contact us now to arrange a viewing.



Special Features & Services

- Gas central heating.
- Not overlooked.
- Outside light & tap.
- Rear garden is east facing.

Accommodation

Entrance Hall 4.03 x 1.70: Tiled floor. Covings. Light fitting x 2. Radiator. Blinds.

Sitting Room 6.23 x 3.19: Carpet. Feature fireplace with timber surround & gas insert. Bay window. Curtains. Covings. Light fitting. Radiator. Double doors to dining area.

Kitchen 4.29 x 3.04: Tiled floor. Fitted kitchen units. Oven & gas hob. Covings. Light fitting. Radiator.

Utility Room 1.90 x 2.36: Tiled floor. Light fitting. Vent. Door to side.

Guest W.C. 1.56 x 1.94: Tiled floor. W.C. W.H.B. Radiator. Light fitting. electric wall heater. Blinds. Wall light.

Closet 1.63 x 0.78: Tiled floor. Light fitting.

Landing 2.43 x 3.03: Carpet on stairs & landing. Access to attic. Radiator. Hot Press.

Bedroom 1 3.23 x 3.63: Carpet. Fitted wardrobe. Vent. Light fitting. Radiator.

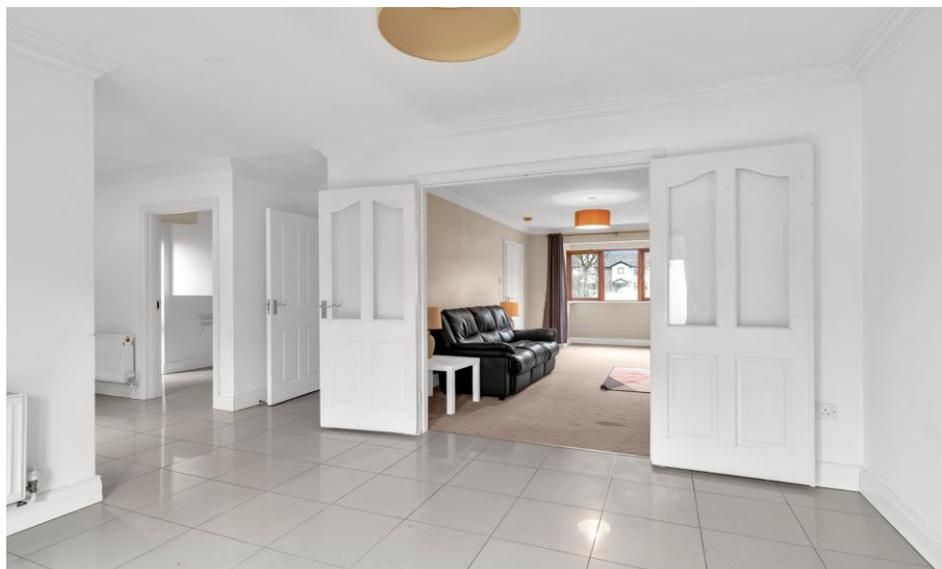
En-Suite 1.71 x 2.52: Tiled floor. W.C. W.H.B. Shower. Radiator. Wall light. Blinds. Electric ceiling fan.

Bedroom 2 3.26 x 2.89: Carpet. Fitted wardrobes. Curtains. Vent. Radiator. Light fitting.

Bathroom Tiled floor. partially tiled walls. W.C. W.H.B. Bath. Wall light. Radiator. Light fitting.

Bedroom 3 2.51 x 2.93: Carpet. Radiator. Vent. Light fitting.

Bedroom 4 2.76 x 3.59: Carpet. Fitted wardrobe. Curtains. Radiator. Vent. Light fitting.



BER BER B2, BER No. 119230001

Directions:

Follow Eircode: R14 DT93



NEGOTIATOR

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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.
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