

For Sale

Asking Price: €310,000

**Sherry
FitzGerald**
McDermott



18 Rheban Avenue, Rheban Manor, Athy, Co. Kildare,
R14 TD39.

BER C3

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this magnificent three-bedroom family residence in this mature estate located within Athy Town. This magnificent property is in turn key condition.

No. 18 Rheban Avenue offers spacious living accommodation with Sitting Room, Kitchen / Dining Area, Guest W.C., 3 x Bedrooms (master ensuite) and Main Bathroom. Property also boasts parking to front with wide side entrance.

Rheban Manor is a highly sought after estate within walking distance of all town amenities including Athy Train Station, making it an ideal property for investors or commuters alike. It also boasts the benefit of close proximity to the new ring road.

Viewing is strictly by appointment with sole selling agent Adrian Harley of Sherry FitzGerald McDermott.

To see current offers or place an offer on this property, register for your mySherryFitz account at SherryFitz.ie



Special Features & Services

- Wide side entrance
- Barna shed
- Gas C.H.
- Raised patio area
- Spacious rear garden
- Outside light & tap

Accommodation

Entrance Hall 5.04 x 2.19: Carpet. Radiator. Light fitting.

Sitting Room 4.27 x 4.38: Carpet. Covings. Centre rose. Feature fireplace with mahogany surround. Wall lights. Light fitting. Vent. Radiator. Blinds. Double doors to dining area.

Kitchen / Dining Area 6.73 x 3.35: Lino timber effect flooring. Fitted kitchen units. Cooker. Covings. Light fitting x 2. Double doors to sitting room. Sliding patio door to rear. Side door. Blinds. Radiator. Vent.

Guest W.C. 1.69 x 0.87: Lino flooring. W.C. W.H.B. Tiled splash back. Electric wall fan. Light fitting.

Landing 3.95 x 2.58: Carpet on stairs & landing. Light fitting. Staire to attic. Hot-press

Bedroom 1 3.80 x 3.80: Timber effect lino. Fitted wardrobes. Light fitting. Vent. Radiator. Blinds.

En-Suite 1.0 x 2.83: Timber effect lino. W.C. W.H.B. Shower. Partially tiled walls. Electric ceiling fan. Radiator. Light fitting. Shelving.

Bedroom 2 3.93 x 2.86: Timber effect lino flooring. Fitted wardrobes. Light fitting. Vent. Radiator.

Bedroom 3 2.72 x 2.87: Timber effect lino flooring. Fitted wardrobe. Vent. Radiator. Light fitting.

Bathroom 2.75 x 2.81: Tiled floor. Tiles walls. Triton novel sr unit. Shower. W.C. W.H.B. Mirror. Vent. Radiator. Light fitting.

BER BER C3, BER No. 111986527

Directions

Follow Eircode: R14 TD39.





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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