

# For Sale

Asking Price: €260,000

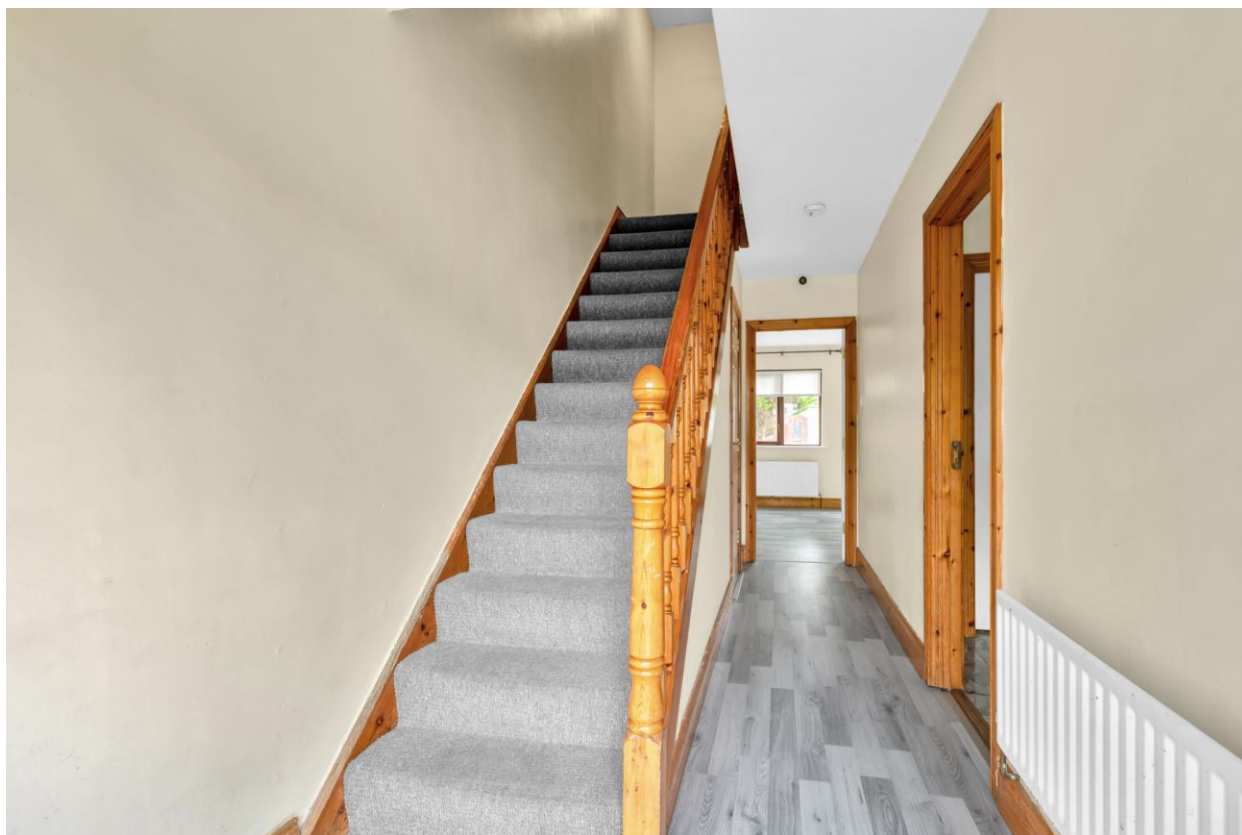
**Sherry  
FitzGerald**  
McDermott



5 Ardrew Heights, Dun Brinn, Athy, Co. Kildare, R14 YN57.

**BER D1**

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



Sherry FitzGerald McDermott are delighted to present to the market this spacious three-bedroom family residence located on the outskirts of Athy Town.

Andrew Heights is a mature estate just off the Fortbarrington Road, conveniently located close to the new ring road and Athy Train Station. There is an array of food outlets / restaurants and public transport on your doorstep.

Upon entering through the hallway, is a bright and welcoming property. To the right leads into a spacious kitchen and onto the utility with access to side entrance. The remainder of the ground floor is made up of guest W.C. & sitting room. The sitting room looks out over a large rear garden. Upstairs there are 3 spacious bedrooms (master en-suite) and main bathroom.

Athy is particularly well served with both primary and secondary schools. Viewing is highly recommended.



### Special Features & Services

- Exterior pebble dash finish
- Gas C.H.
- Side entrance
- Barna shed
- Outside lights
- Rear garden is south west facing
- Lawned area to rear & front
- Driveway is tarmacadam

### Accommodation

**Entrance** 5.66 x 1.85: Timber floor, light fitting, shelves.

**Kitchen** 4.39 x 3.30: Tiled floor, fitted kitchen units, bay window, blinds, tiled splash back, curtains, vent, light fitting, radiator, cooker, door to utility.

**Utility Room** 3.20 x 1.64: Tiled floor, light fitting, radiator, door to side.

**Guest W.C.** 2.06 x 1.64: Tiled floor, fitted splash back, W.C., W.H.B., light fitting, electric ceiling fan.

**Sitting Room** 5.10 x 4.09: Timber floors, feature fireplace with timber surround, radiator, vent, blinds, French doors to rear garden.

**Landing** 2.84 x 2.12: Carpet on stairs & landing, light fitting, access to attic.

**Bedroom 1** 4.06 x 5.09: Timber floors, bay window, fitted wardrobes, blinds, curtains, radiator, light fitting, vent.

**En-Suite** 2.92 x 0.87: Tiled floor, partially tiled walls, W.C., W.H.B., shower, electric Triton T90si unit, radiator, light fitting.

**Bedroom 2** 3.78 x 2.97: Timber floors, blinds, radiator, light fitting, vent.

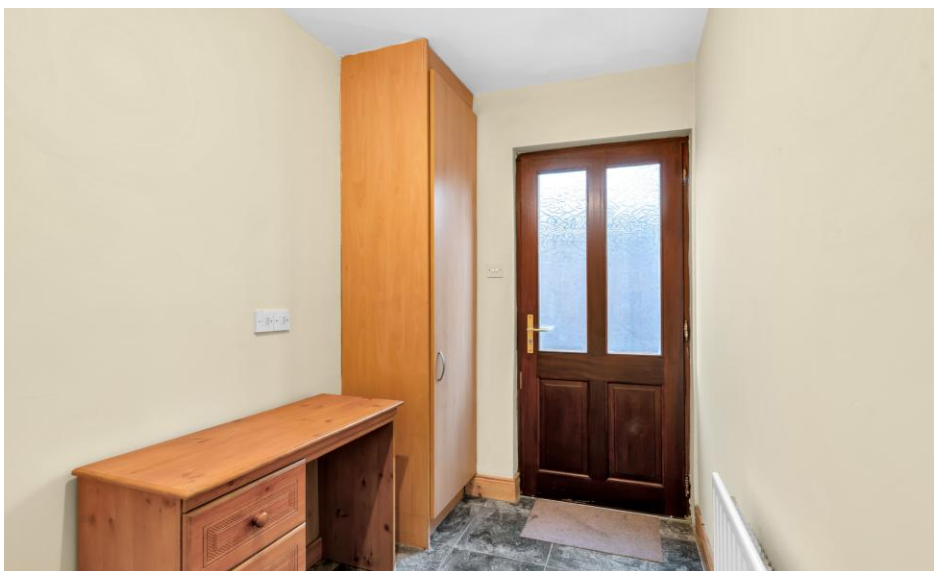
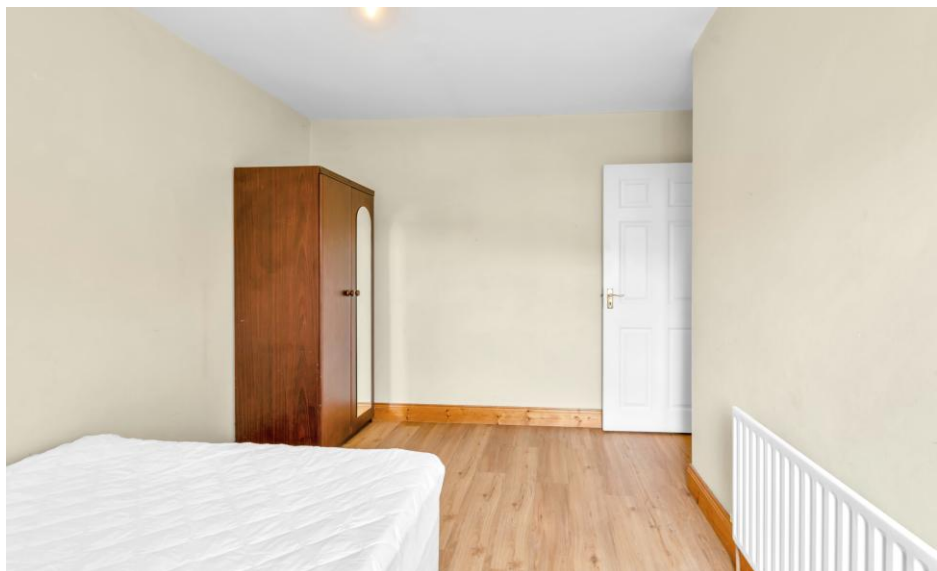
**Bedroom 3** 2.83 x 2.47: Timber floors, fitted wardrobes, blinds, vent, radiator, light fitting.

**Bathroom** 2.95 x 1.67: Tiled floor, tiled splash back, radiator, W.C., W.H.B., bath, light fitting, hot-press.

**BER** BER D1, BER No. 109588095

### Directions

From Athy Town Centre proceed out the Carlow road. At the lights for the new distributor road turn right. At next lights turn left then 2nd left into Dun Brinn. Take the 4th right turn, follow road and property is located on right.







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**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.  
PSRA Registration No. 001945