

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
McDermott



The Lock House, Cardington, Athy, Co. Kildare, R14 AX06.



sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present this charming well maintained family bungalow, located along Athy Canal in the serene Cardington area at the edge of Athy Town. Offering approximately 87 sq. meters of superbly presented living space. Property offers the opportunity to acquire a beautiful home with all the benefits of country living with beautiful walkways on your doorstep and yet all the conveniences of town amenities within close proximity.

Property offers spacious accommodation which includes a Porch, Sitting Room, Kitchen / Dining Area, 2 Bedrooms and Bathroom.

It benefits from private services and is equipped with Gas Fired Central Heating for your comfort. Set on a spacious plot (C. 0.22 acre), the property provides ample parking, landscaped gardens for gardening enthusiasts. This impressive residence is a must-see and comes highly recommended.

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

- Tarmacadam Driveway.
- Panoramic views.
- Garage 4.31 x 2.91.
- Outside tap & lights. Mature garden.
- Paved patio area.

Accommodation

Porch 1.66 x 1.91: Tiled floor. Light fitting.

Hallway / Entrance 5.66 x 1.26: Tiled floor. Light fitting. Radiator. Access to attic.

Kitchen / Dining Area 5.40 x 3.55: Tiled floor. Curtains. Blinds. Solid fitted kitchen units. Tiled splash back. Recessed lights. Vent. Double oven. Gas ohb. Fridge / freezer. Dishwasher.

Sitting Room 4.13 x 4.54: Solid timber floor. Feature fireplace with marble surround. Recessed lights. Blinds. Curtains. Radiator.

Bedroom 1 3.18 x 4.66: Solid timber floor. Fitted wardrobe. Light fittings x 2. Blinds. Curtains. Radiator.

Bedroom 2 2.20 x 3.56: Solid timber floor. Light fitting. Blinds. Curtains. Radiator.

Bathroom 2.64 x 3.12: Tiled floor. Fully tiled walls. W.C. W.H.B & unit. Corner bath. Electric Triton shower unit above bath. Radiator. Blinds. Light fitting. Electric ceiling fan. Wall heater.

Rear Hallway 0.99 x 1.84: Solid timber floor. Door to rear garden. Light fitting.



BER BER F, BER No. 101162824

Directions

Follow Eircode: R14 AX06.



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