



DOWLING PROPERTY

Dowling Property

045 482 189

info@dowlingproperty.ie

PSL: 002523

121 Abbyfield, Ballitore, Kilcullen, Co. Kildare, R14T218

Spacious 3 Bed Mid Terrace with Pedestrian Rear Access

A.M.V. €220,000

BER C1



Tucked away in this quiet cul-de-sac location in this popular estate is where you will find this spacious, 3 bedroom, mid terrace property for sale. This very fine home extends to c.100 sq.mt. and features 3 generous sized bedrooms, with master en-suite and guest w.c. The heating is oil fired and accompanied by an open fire.

The rear garden enjoys a sunny, west facing aspect and benefits from having pedestrian rear access. There is also a large selection of mature shrubs and is laid to lawn. These fine homes also benefit from having large attics which are suitable for conversion (S.T.P.P).

Abbyfield has always proven popular with buyers due to its excellent access to M9/M7 with all amenities within walking distance. We now strongly advise on early viewings to avoid disappointment!!

NB* Pictures are for guidance purposes only.



www.myhome.ie/4605437

The accommodation, which is well laid out, briefly comprises of entrance hallway, guest w.c., sitting room and kitchen/dining room. Upstairs are 3 generous sized bedrooms (2 Double & 1 Single) with master bed en-suite and family bathroom.

All amenities are located within walking distance of Ballitore Village, including a convenience store, pub, post office, Crèche and the new primary school close by in Crookstown. Ballitore enjoys excellent road networks with direct access to M9 motorway.

Accommodation

Entrance Hallway	5.61m x 1.88m	A welcoming hallway with porcelain tiled floor, ceiling coving and telephone point.
Guest W.C.	1.32m x 1.84m	Full Tiled floor and part tiled walls. W.C. and wash hand basin
Sitting Room	4.64m x 3.48m	A comfortable room with solid wooden floor. Attractive open fire place with marble hearth. Ceiling coving and centre rose. T.V. point.
Kitchen/Dining Room	3.97m x 5.52m	Fully fitted kitchen with built in oven & hob. Integrated fridge/freezer, washing machine and dishwasher. Fully tiled floor and part tiled walls. French doors to outside.
Upstairs Landing Area	3.76m x 2.43m	Spacious landing area with attic access and hotpress, which is shelved for storage.
Master Bed (Front)	3.8m x 2.98m	Generous sized master bedroom with built in wardrobes and T.V. point.
En-Suite	2.19m x 1.2m	Generous sized en-suite with step in shower, W.C. and wash hand basin.
Bed 2 (Front)	2.42m x 2.61m	Single bedroom with carpet floor.
Bed 3 (Rear)	3.52m x 3.0m	Double bedroom with built in wardrobes.
Family Bathroom		Fully tiled floor and walls with bath, W.C., wash hand basin and heated chrome towel rail.
Rear Garden		The rear garden enjoys a sunny west facing aspect and benefits from pedestrian rear access. Fully fenced with selection of mature shrubs. Laid to lawn.



Features

- Quiet Cul-De-Sac Location
- Oil Heating & Open Fire
- Double Glazed Windows
- Sunny West Facing Rear Garden
- Guest W.C.
- Master Bedroom En-Suite
- Accommodation Extends C.100 sq.mt.
- Not Over Looked To Front
- Excellent Access to M9/M7
- Walking Distance To All Amenities
- Highly Sought After Estate
- Pedestrian Rear Access

BER Details

BER: C1 BER No.106640972 Energy Performance Indicator:155.74 kWh/m²/yr

To Include

Blinds, Carpets, Dishwasher, Fridge/Freezer, Oven & Hob & Washing Machine

Viewing

Strictly By Appointment Only

Directions

R14 T218







Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies.

The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

