

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
McDermott



32 Dún Na Rí, Coneyboro, Athy, Co. Kildare, R14 D296.

BER C1

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this magnificent three-bedroom penthouse apartment in this exclusive development of Dun Na Ri. This stunning apartment extends to C. 120 sqm and is in turn key condition.

No. 32 Dún Na Rí boasts a bright, spacious and exceptionally well-proportioned accommodation finished to a very high standard throughout. The property boasts a stunning vaulted ceiling in the kitchen/dining area with a full height feature double doors and window that leads onto a spacious balcony that provides views overlooking a beautifully landscaped communal gardens.

The accommodation briefly comprises entrance hall, kitchen/dining area, three spacious bedrooms (master ensuite), main bathroom on the first floor and stairs leading onto the 2nd floor with a large living area, office and storeroom.

Dun Na Ri is a highly sought after development 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

- Double doors to private balcony.
- Immaculate common areas.
- Vaulted ceilings.
- Gas central heating.
- Modern decor.

Accommodation

Entrance Hall 7.52 x 1.97: Timber flooring. Light fitting x 2. Storage presses/cupboards x 3. Radiator.

Bedroom 1 3.86 x 3.72: Timber flooring. Fitted wardrobes. Storage area. Blinds. Curtains. Radiator. Vent. Light fitting.

En-Suite 2.84 x 2.03: Tiled floor. Partially tiled walls. W.C. W.H.B. Bath. Shower above bath. Radiator. Vent. Shelving. Shaving light & socket. Light fitting.

Bedroom 2 3.17 x 2.95: Timber flooring. Store unit. Vent. Light fitting. Blinds. Curtains. Fitted wardrobe/storage cupboard. Radiator. Shelving.

Bedroom 3 3.0 x 3.32: Timber flooring. Fitted unit with shelving. Radiator. Vent. Light fitting. Blinds. Curtains. Fitted wardrobe/cupboards.

Bathroom 2.29 x 2.55: Tiled floor. Partially tiled walls. W.C. W.H.B. Shower. Electric Triton T90sr unit. Shelving. Shaving socket & light. Light fitting. Electric wall fan. Radiator.

Open Plan Kitchen / Dining Area 9.39 x 4.56: Timber flooring. Recessed lights. Light fitting. Curtains. French doors to patio area/balcony. Fitted kitchen units. American fridge freezer. Tiled splash back. Light fitting.

Sitting Room / Lounge 6.89 x 3.39: Timber flooring. Velux window. Access to attic. Radiator. Opening over kitchen / living area.

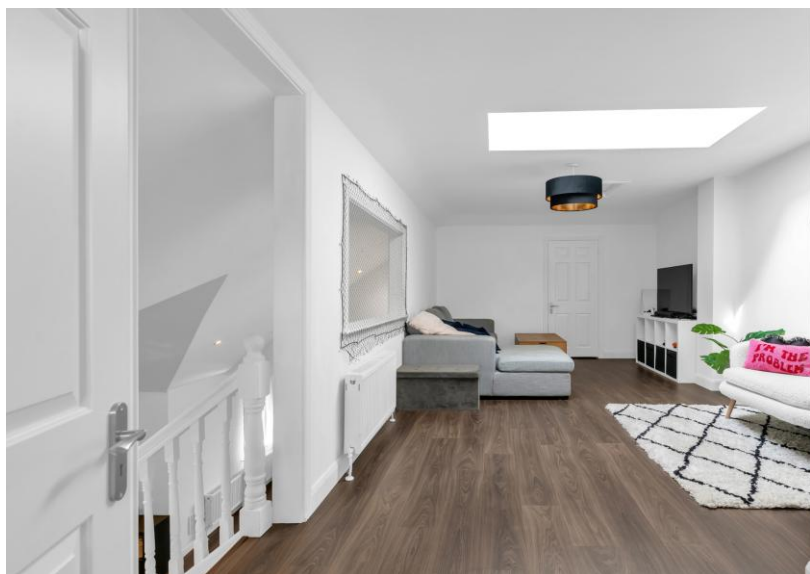
Office / Storage 1 2.19 x 5.01: Timber flooring. Fitted work desk & drawers. Velux. Light fitting. Access to eaves. Corner shelves & drawer unit & shelving.

Storage 2 1.83 x 4.81: Timber flooring. Light fitting. Access to eaves.

BER BER C1, BER No. 101820876

Directions

Follow Eircode: R14 D296.





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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