



DOWLING PROPERTY

Dowling Property

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75 Abbyfield, Ballitore, Kilcullen, Co. Kildare, R14E392

Spacious 3 Bed Semi With Garage Space

A.M.V. €235,000

BER C1



Welcome to No.75. Located in this popular estate, is where you will find this spacious, 3 bedroom semi detached home for sale. Presented in very good condition throughout and extends to c.110 sq.mt. and features 3 generous sized bedrooms, en-suite, guest w.c. and a fitted kitchen with many appliances included. The heating is oil and is accompanied by an open fire with a healthy BER rating of C1.

A real highlight is the large front garden with extensive off-street parking and benefits from garage space to the side. The rear garden is also generous in size and is fully landscaped with a large patio area.

Abbyfield is just a short walk to village centre and just a 3 minute drive to M9 interchange. With its location, layout and presentation we must now advise on early viewings to avoid disappointment. One not to be missed!!



www.myhome.ie/4578447

The accommodation, which is bright and spacious, briefly consists of entrance hallway, guest w.c., kitchen/dining room, open plan to sitting room. Upstairs are 3 bedrooms (2 double & 1 single) with master en-suite and family bathroom.

All amenities are located on your doorstep, which include 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	6.31m x 1.92m	A welcoming hallway with wooden floor, ceiling coving, telephone point and clever under stairs storage units.
Guest W.C.	1.44m x 1.93m	Tastefully tiled floor and walls, w.c. and wash hand basin.
Kitchen/Dining Room	5.55m x 3.71m	A bright room with fully fitted kitchen with integrated fridge/freezer, dishwasher and oven & hob. Extended work top counter area with washing machine and dryer. Tiled floor and part tiled walls. French doors to patio area. Open plan double doors to sitting room.
Sitting Room	5.14m x 4.20m	A very comfortable sitting room with attractive open fireplace with marble hearth. Wooden floor, t.v. point, ceiling coving and centre rose.
Upstairs Landing Area	3.04m x 2.53m	Spacious landing area with gallery staircase. Drop down ladder to attic. Hotpress.
Master Bed (Rear)	3.54m x 3.29m	Built-in wardrobes, wooden floor, t.v. and telephone point.
En-Suite	1.92m x 1.41m	Spacious en-suite with step in shower with Triton electric shower. W.C. and wash hand basin.
Bed 2 (Front)	3.78m x 2.92m	A generous double sized bedroom with built-in wardrobes.
Bed 3 (Front)	3.31m x 2.53m	Single bedroom with built-in wardrobes.
Family Bathroom	2.96m x 2.53m	A highlight of these popular homes is the large family bathroom. Black and white tiled walls and floor. Bath, w.c. and wash hand basin.
Outside Front		One of the largest front gardens within the estate which is fully walled with off-street parking for 2/3 cars. Large garage space to side.
Rear Garden		Fully landscaped rear garden which is fully fenced, large patio area, barna shed, astro turf area, outside tap. Large side entrance which is ideal for a garage (S.T.P.P.)



Features

- Excellent Condition Throughout
- Garage Space To Side
- Large Front Driveway
- Guest W.C.
- Master Bedroom En-Suite
- Oil Heating With Open Fire
- Double Glazed Windows
- Alarm
- Accommodation Extends c.110 sq.mt.
- Off Street Parking
- Open Plan Living Downstairs
- Fitted Kitchen With Appliances Included
- Excellent Access to M9/M7
- Landscaped Rear Garden

BER Details

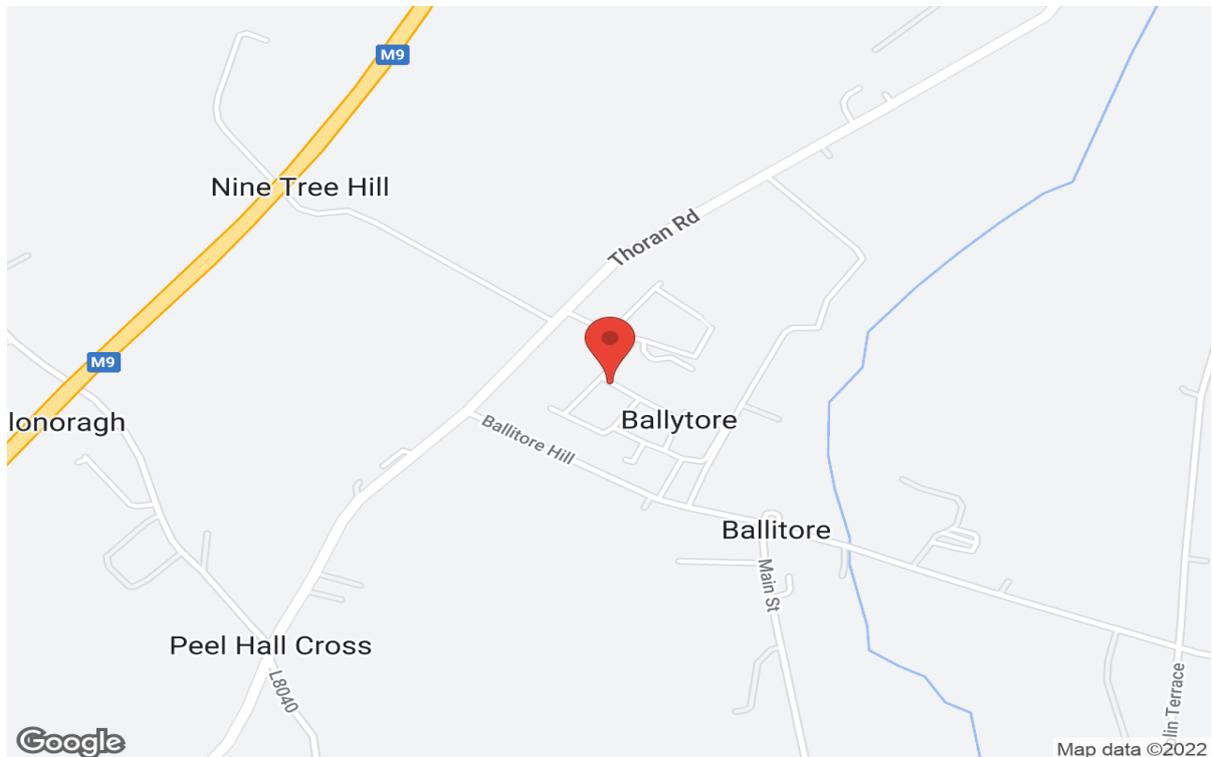
BER: C1

Viewing

Strictly By Appointment Only

Directions

R14 E392













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, function of appliances and all other details.

