

For Sale

Asking Price: €449,950

**Sherry
FitzGerald**
McDermott



Lowtown Lane, Cloney, Athy, Co. Kildare, R14 V085.

BER C1

sherryfitz.ie



On a generous 1 acre site in a lovely townland of Cloney between Athy & Monasterevin, this spacious bungalow enjoys the benefits of mature gardens to the front & rear, on-site parking, a large double garage and twin access.

It presents in show house condition throughout requiring no further outlay.

Rooms are spacious and bright. It is dual heated and double glazed.

Must be viewed to be appreciated.



Special Features & Services

- Fitted water system.
- Concrete patio.
- Concrete post & wood fencing.
- Gated access for large vehicles.
- Hardcore compound.
- Electric gates.

Accommodation

Porch 1.297 x 2.70: Polished wooden floor. Coving. Phone point.

Reception Hall 2.04 x 5.891 & 8.38 x 1.466: Polished wooden floor. Coving. Alarm point. Airing press.

Lounge 5.382 x 6.775: Feature marble fireplace & over mantle. Coving & centre rose. Central light fitting. Curtains. Antique rail. Blinds. Bay window. Polished wooden floor.

Kitchen / Diner 4.29 x 9.91: Fitted floor & wall units. Integrated fridge freezer & dishwasher. Electric fan assisted oven. Stanley solid fuel stove. Coving. Double doors to conservatory.

Utility Room 2.229 x 2.061: Fitted floor & wall units. Plumbing. Counter unit. Tiled floor.

Guest W.C. 2.35 x 1.079: Toilet. Vanity sink unit. Tiled floor.

Back Hall 2.281 x 1.079: Tiled floor. Coving. Door to rear.

Conservatory 4.62 x 3.516: Coving. Centre light. Tiled floor. French doors to rear garden. Blinds. Curtain rail.

Bedroom 1 3.483 x 3.906: Laminate wood flooring. Curtain rail. Blind. Sliderobe wardrobes.

Bedroom 2 3.596 x 4.023: Sliderobe wardrobes. Curtain pole & blind. Laminate wood flooring.

Bedroom 3 4.01 x 4.042: Curtain pole. Blind. Double wardrobe. Laminate wardrobe.

Bedroom 4 4.313 x 4.322: Sliderobes. Curtain pole & blind. Laminate wood flooring.

En-Suite 1.56 x 2.701: Toilet. Vanity sink unit. Cubicle shower. Tiled floor.

Bathroom 2.406 x 4.492: Toilet. Vanity sink unit. Corner jacuzzi bath. Cubicle shower. Wall mirror. Tiled floor & walls.

Attached Garage 6.134 x 7.577: Up & over roller door.

BER BER C1, BER No. 117529537

Directions

From Athy, take Monasterevin Road. Pass through Kilberry, take first road to left after crossing bridge. Take next left. House is down side road on left. Follow Eircode: R14 VO85





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