

# For Sale

Asking Price: €175,000

Sherry  
FitzGerald  
McDermott



Apt 36, Block C, The Harbour, Athy, Co. Kildare, R14 W138.

BER B3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald McDermott are delighted to present this delightful two-bedroom top floor apartment in The Harbour on Nelson Street just off Woodstock Street.

This apartment offers spacious living accommodation with two double bedrooms (master en-suite), open plan kitchen / living / dining area. Sliding door onto patio area with beautiful views overlooking the Grand Canal.

Just moments away from shops, cafes, schools, and transport links. Outdoor enthusiasts will appreciate the nearby Athy Blueway, a beautiful scenic route along the canal for walking, running / cycling.

The property benefits from designated car space with ample visitor spaces and communal bin storage - management fees payable.

Contact us now to arrange a viewing.

To see current offers or place an offer on this property, register for your mySherryFitz account at [SherryFitz.ie](http://SherryFitz.ie)



### Special Features & Services

- View of The Barrow.
- Rear of block is South West facing.

### Accommodation

**Entrance** 3.19 x 2.51: Timber floor. Light fitting.

**Bedroom 1** 3.79 x 4.55: Timber floor. Light fitting. Electric radiator. Blinds. Door to balcony.

**En-Suite** 1.75 x 1.50: Tiled floor. partially tiled walls. W.C. W.H.B. Shower. Wall heater. Electric ceiling fan. Shaving light & socket. Light fitting.

**Bedroom 2** 3.54 x 3.44: Timber floor. Blinds. Electric radiator. Light fitting.

**Sitting Room / Kitchen Area** 6.04 x 4.98: Kitchen area tiled floor. Fitted walnut kitchen units. Oven & hob. Tiled splash back. Light fitting.

Sitting Room: Timber floor. Blinds. Light fitting. Sliding door to patio area.

**Bathroom** 1.83 x 2.25: Tiled floor. Partially tiled walls. W.C. W.H.B. Bath. Wall heater. Electric ceiling fan. Light fitting. Shaving light & socket.

**BER** BER B3, BER No. 104317029

### Directions

Follow Eircode: R14 W138.





**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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