

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
McDermott



18 Maple Close, The Friary, Castledermot, Co. Kildare, R14
NV60.

BER C1

sherryfitz.ie



In a cul-de-sac within a small private residential development, this delightful home is within close proximity of local schools, town centre and recreational amenities and motorway access.

It must be viewed to be appreciated.



Special Features & Services

- Gas heating.
- Double glazing.
- On-site parking.
- Side access.

Accommodation

Entrance Hall 5.558 x 1.807: Laminate wooden flooring. Carpeted stairwell. Coving. Phone & alarm point. Under stairs press.

Guest WC 1.441 x 1.422: Toilet and sink. Tiled floor and walls. Wall shelves.

Lounge 4.752 x 3.664: Feature fireplace. solid fuel stove. Wall shelves. Coving. Recessed lighting. Bay window.

Kitchen/Diner 5.616 x 3.033: Fitted floor and wall units. Tiled floor and splash back. Integrated double oven. 5 ring gas hob and extractor hood. Coving and recessed lights. Gas burner. French doors to paved patio yard.

Office/Utility (Detached) 5.353 x 3.546: Laminated wooden flooring. Fitted floor and wall units. Plumbing.

Landing 3.518 x 2.027: laminate wooden flooring. Coving. Attic access. Blind.

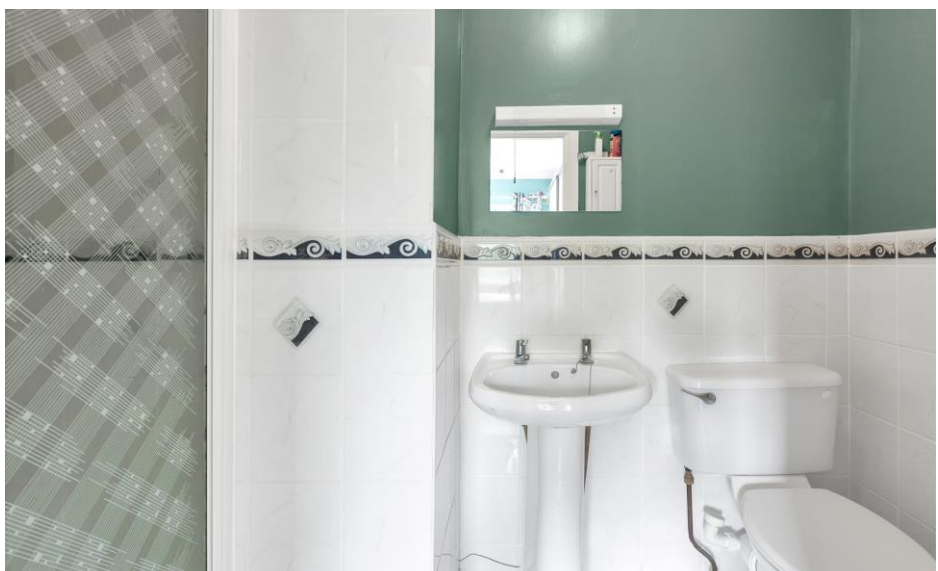
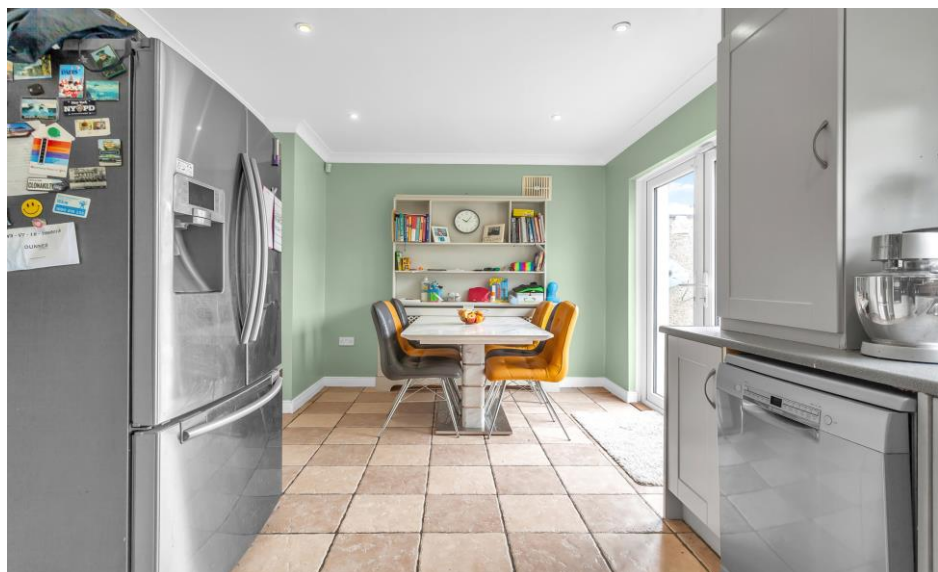
Bedroom 1 3.223 x 3.876: fitted wardrobe suite. Laminate wooden flooring. Curtains and pole. Coving. Ensuite off.

Ensuite 1.537 x 2.534: toilet. sink. Cubicle shower. Tiled floor and walls.

Bedroom 2 3.558 x 2.927: Double built in wardrobes. Wall shelves. Laminate wooden flooring. Curtains and pole. Coving.

Bedroom 3 2.729 x 2.278: Laminate wooden flooring. Built in wardrobe. Curtains and pole.

Bathroom 1.812 x 2.012: Toilet. Sink. Bath. Cubicle shower. Tiled floor and walls.



BER BER C1, BER No. 117435214

Directions

From Main Street Castledermot proceed towards Kilcullen Road and take left turn before Behan's service station on left. Maple close is on left hand side.



NEGOTIATOR

Charlie McDermott
Sherry FitzGerald McDermott
Station Road, Kildare Town, Co
Kildare
T: 045 531423 M: 087 2506064
E: kildare@sfmcdermott.ie

sherryfitz.ie

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