For Sale

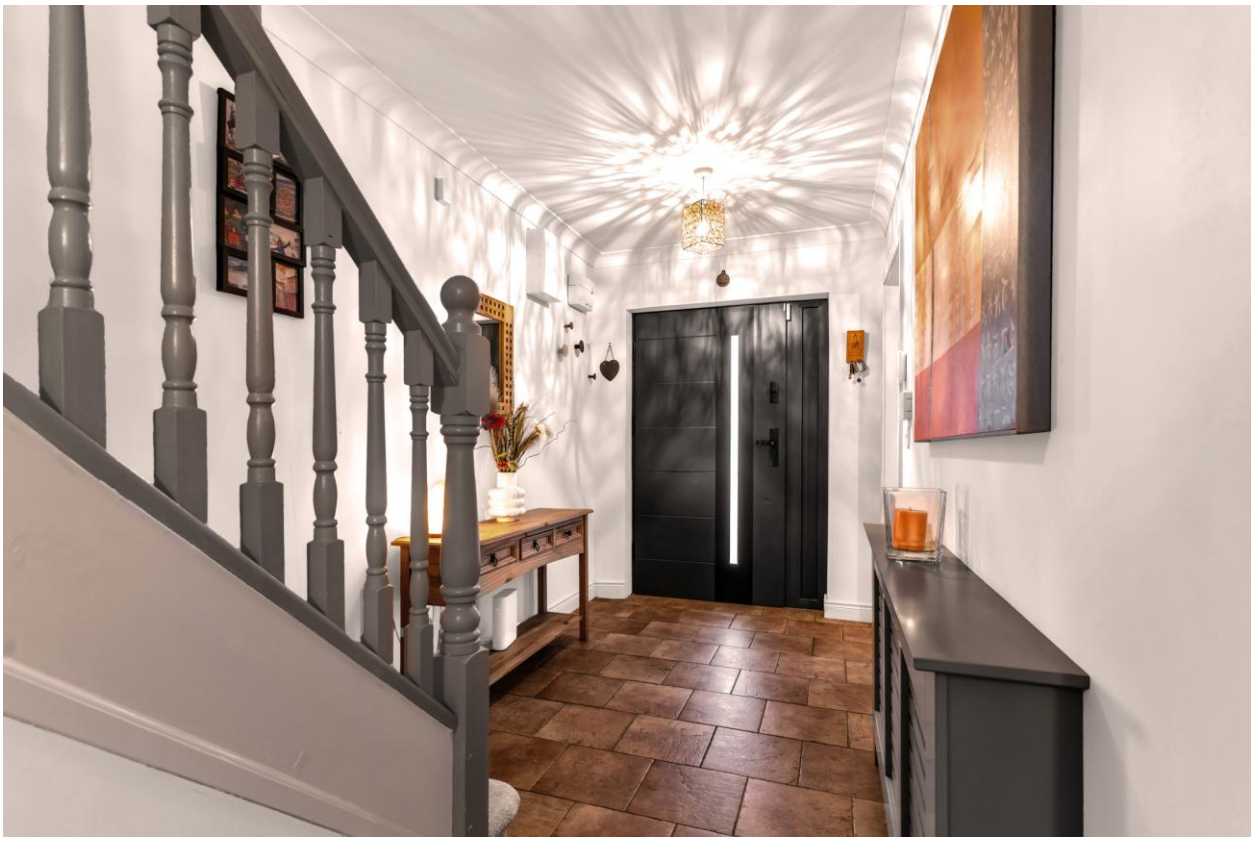
Asking Price: €325,000



169 Branswood, Athy, Co. Kildare, R14 E434.

BER B

sherryfitz.ie







Sherry FitzGerald McDermott are delighted to present to the market this beautiful three-bedroom family residence in this modern estate located on the outskirts of Athy Town. This stunning property has been recently refurbished and is in turn key condition. Property upgrades include triple glazing windows to front, composite front door, boiler upgrade, recessed solid fuel stove in sitting room and refurbishment of main bathroom.

No. 169 offers spacious living accommodation with Sitting Room, Dining Room, Kitchen, Guest W.C., 3 Bedrooms (master ensuite) and Main Bathroom/Wet room.

Branswood is a highly sought after estate 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 and is not overlooked to the front.

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

- North facing rear garden
- Beautifully landscaped lawn area with decorative stone planting
- Barna shed
- Side entrance
- Pergola & decking area
- Gas C.H.
- Outside tap & light fitting
- Windows & door recently upgraded.
- Composite front door

Accommodation

Entrance Hall 6.96 x 1.99: Tiled floor. Radiator. Radiator cover. Coving. Light fitting.

Sitting Room 5.41 x 3.43: Timber floors. Blinds. Feature fireplace with marble surround and recessed solid fuel stove. Radiator. Vent. Light fitting.

Dining Area 3.65 x 2.97: Timber floor. Blinds. Coving. Light fitting. Radiator. French doors to rear garden.

Kitchen 4.15 x 2.72: Tiled floor. Fitted kitchen units. Oven. Hob. Dishwasher. Washing machine. Fridge freezer. Blinds. Light fitting. Radiator.

Guest W.C. 1.39 x 1.41: Tiled floor. Splash back. W.C. W.H.B. Radiator. Wall unit. Light fitting. Blinds.

Landing 2.08 x 3.71: Carpet on stairs & landing. Radiator. Light fitting. Blinds. Storage. Access to attic.

Bedroom 1 3.40 x 3.68: Timber floor. Fitted wardrobes. Blinds. Light fitting. Radiator. Hot-press.

En-Suite 2.30 x 1.06: Tiled floor. Partially tiled wall. W.C. W.H.B. Shower. Wall unit. Electric ceiling fan. Radiator. Light fitting.

Bedroom 2 3.44 x 4.38: Timber floor. Blinds. Sliding wardrobe. Radiator. Light fitting.

Bedroom 3 2.74 x 2.53: Timber floor. Wardrobe & drawer unit. Blinds. Radiator. Light fitting.

Bathroom / Wet Room 2.05 x 2.07: Tiled floor. Partially tiled wall. W.C. W.H.B. & unit. Shower. Shaving mirror & light. Blinds. Light fitting. Radiator. (Recent refurbished)

BER

BER B, BER No. 107608739

Directions

Follow Eircode: R14 E434.









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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