

For Sale

Asking Price: €310,000

Sherry
FitzGerald
McDermott



50 Tonlegee Lawns, Athy, Co. Kildare, R14 EH90.

BER B2

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. This energy efficient B2 rated home has the added benefit of 18 solar panels (7.83 kWp) with battery storage (3.6 kWh).

No. 50 offers spacious living accommodation with Sitting Room, Kitchen / Dining Area, Guest W.C., 3 Bedrooms (master ensuite), Main Bathroom and Sunroom. Property also benefits from ample parking to front, side and rear with wide side entrance.

Tonlegee 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.

Viewing is highly recommended. 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



Special Features & Services

- Southwest facing rear garden.
- Boundary block effect.
- Steel shed 4.61 x 2.80 with power supply & light fitting.
- Large side entrance & rear gardens.
- Oil central heating.
- Raised flower beds.
- Outside tap.
- Ample parking to front & rear.

Accommodation

Entrance Hall 4.65 x 2.58: LVT Timber effect flooring. Storage under stairs. Light fitting. Radiator. Composite front door.

Guest W.C. 1.75 x 0.95: LVT Timber effect flooring. W.C. Partially tiled wall. Recessed lights with sensor.

Kitchen / Dining Area 6.30 x 3.25: LVT Timber effect flooring. Fitted kitchen units. Oven & hob. Tiled splash back area. Light fittings x 2. Door to sunroom. Radiator. Blinds.

Sitting Room 4.68 x 3.57: LVT Timber effect flooring. Stone effect chimney breast with recessed stove. Curtains. Blinds. Coving. Centre rose. Light fitting. Radiator.

Sunroom 4.65 x 3.48: Tiled floor. French doors to garden area. Light fitting. Radiator.

Landing 2.76 x 3.62: Carpet on stairs & landing. Staire to attic. Hot-press. Light fitting.

Bedroom 1 4.30 x 4.52: Timber flooring, Fitted wardrobe. Radiator. Blinds. Light fitting. Vent.

En-Suite 1.83 x 1.74: Fully tiled walls & flooring. W.C. W.H.B. & unit. Wall unit. Triton novel SR power shower. Recessed light. Electric ceiling fan. Chrome radiator. Blinds.

Bedroom 2 2.79 x 3.87: Timber flooring. Curtains. Radiator. Vent. Light fitting.

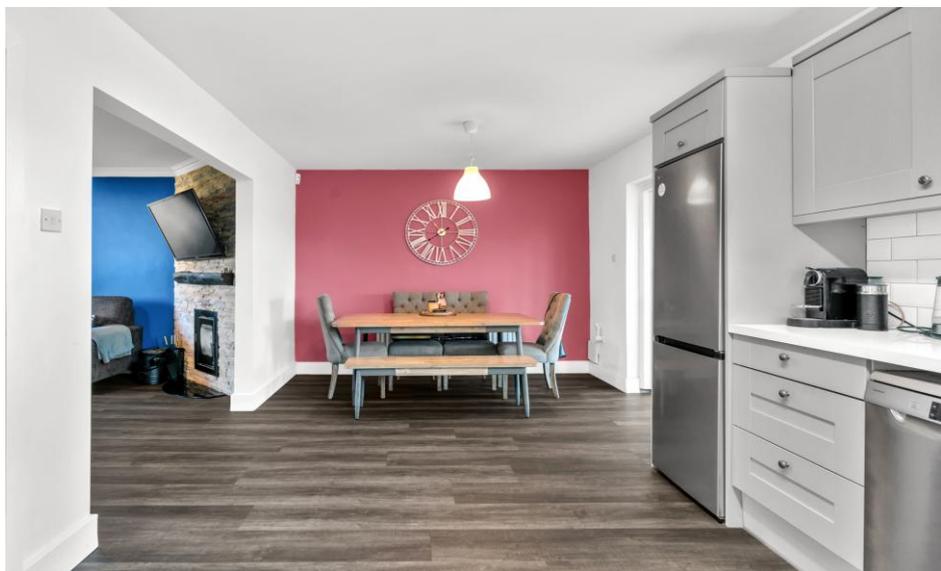
Bedroom 3 2.64 x 3.49: Timber flooring. Radiator. Vent. Blinds. Light fitting.

Bathroom 2.65 x 1.66: Tiled floor. Partially tiled walls. W.C. W.H.B. & unit. Curved bath. Coving. Light fitting. Chrome radiator. Modern mirror feature with wood effect background.

BER BER B2, BER No. 110394764

Directions

Follow Eircode: R14 EH90.





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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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