



**SUPERB 3 BEDROOM SEMI DETACHED RESIDENCE
IN A QUIET CUL -DE-SAC OF ONLY 22 HOUSES**

**20 SHAMROCK DRIVE
ATHY, CO. KILDARE
R14 AE70**

GUIDE PRICE: €175,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY
20 SHAMROCK DRIVE, ATHY,
CO. KILDARE.

LOCATION:

No 20 Shamrock Drive is a superb semi-detached 3-bedroom residence located in a quiet cul-de-sac of only 22 houses. The property is within walking distance of the town centre and 5 mins from the train station.

The house is in good condition throughout containing c.124.30 sq.m. (c.1,338 sq.ft.) of generous accommodation over 2 floors with attic storage.

The property is a short distance from the M9 Motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km

Athy itself is an attractive commercial town with a thriving local community including plenty of amenities, shops, bars and restaurants.

The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins – 1 hour.

ACCOMMODATION:

Entrance Hall: 2.0m x 4.3m
With solid wooden floor.

Lounge: 3.6m x 4.3m
With open fireplace & double doors to:

Drawing Room: 5.7m x 3.56m
Open fireplace, wooden floors, tv points, under stairs storage.

Kitchen: 4.0m x 5.0m
With built in ground & eye level presses, sink unit, electric oven, hob and extractor. Fully tiled floor.

Dining Room 2.4m x 4.6m
Wooden floor, double doors to kitchen (ideal for home office or playroom).

Conservatory 2.5m x 2.5m
Fully tiled, sliding French doors to garden.

First Floor:

Bedroom 1: 3.3m x 3.2m
With carpet and built-in wardrobe.

Bedroom 2: 3.1m x 4.5m
With carpet.

Bedroom 3: 2.4m x 3.3m
With carpet.

Bathroom:
With w.c., w.h.b. and bath with shower attachment, tiled floor and surround.

Hot Press:
Shelved with immersion.

Attic:
Stira stairs with attic fully floored for storage.

OUTSIDE:

Tarcacadam drive to front with space for two cars, grass, raised beds. To the back is a small shed, patio and low maintenance gravel garden.

SERVICES:

Mains water, mains drainage, refuse collection and oil-fired central heating.

INCLUSIONS:

Fixtures.

FEATURES:

- Private estate only 22 houses.
- Accessible location to town centre & train station.
- Compact residence with great reception rooms.
- Low maintenance gardens and exterior.
- Driveway for 2 cars.
- Attic space, fully floored.



No:110270659

SOLICITOR:

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