

# For Sale

Asking Price: €320,000

Sherry  
FitzGerald  
O'Reilly



2493 Conroy Park,  
Kilcullen,  
Co. Kildare,  
R56 KR50.

BER B3

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



Sherry FitzGerald O' Reilly are delighted to introduce you to 2493 Conroy Park, a beautifully maintained 3 bedrooomed terraced home perfectly situated in Kilcullen town, just 30 minutes from Dublin. This house has been upgraded to maximise its energy efficiency, with walls externally insulated, triple glazed windows, composite front door and newly installed boiler. It boasts a south facing garden, with a large pergola covered patio, raised beds and low maintenance lawn.

From the well-maintained Conroy Park it is just a few minutes' walk to all the amenities of Kilcullen town, its many shops, cafes, bars and restaurants, the secondary and primary schools. It is just a five-minute walk to the playground, GAA club, Pitch and putt club, AFC, community centre, and the canoeing club. Kilcullen affords easy access to the M9, has regular bus services to Dublin and Kilkenny and is just a 10-minute drive to the Commuter rail service in Newbridge.

Accommodation in this lovely home comprises – hallway, living room, kitchen/dining room. Upstairs- 3 bedrooms and a family bathroom. Outside – garden shed.



## Accommodation

**Hallway** 5.04m x 1.97m (16'6" x 6'6"): The bright hallway boasts an oak laminate floor with a carpet runner to the stairs. The understairs cupboard (1.8m x 0.87m) is fitted with a washing machine and offers storage.

**Sitting Room** 4.15m x 2.9m (13'7" x 9'6"): The comfortable sitting room overlooks the front garden. The floor is laid with quality oak laminate and a wall hung contemporary fire warms this space

**Kitchen/Dining Room** 5m x 2.63m (16'5" x 8'8"): The kitchen/dining room spans the rear of this home. It is a sunny room, with French doors leading to the patio area. The contemporary kitchen is Shaker style and two toned in charcoal and light grey, with a metro tile splash back. It is fitted with an induction hob, oven and microwave. Separate hotpress houses insulated water boiler.

## Upstairs

**Landing** 3.66m x 2.07m (12' x 6'9"): The landing is floored in oak laminate, and there is access to the insulated attic.

**Bathroom** 2.07m x 1.66m (6'9" x 5'5"): The bathroom comprises a modern suite of low profile wc (including a newly installed toilet), vanity unit with basin, heated towel rail and corner shower enclosure with electric shower.

**Bedroom 1** 4.12m x 2.8m (13'6" x 9'2"): A spacious double room to front, this bedroom has a wall of fitted wardrobes and a laminate oak floor.

**Bedroom 2** 2.9m x 2.8m (9'6" x 9'2"): This is a double bedroom to rear with a laminated oak floor and built in wardrobe.

**Bedroom 3** 2.44m x 2.05m (8' x 6'9"): Bedroom 3 is a single room to front with laminate floor.

**Block Built Shed** 2.44m x 1.21m (8' x 4'): Situated in the back garden with access to electricity.

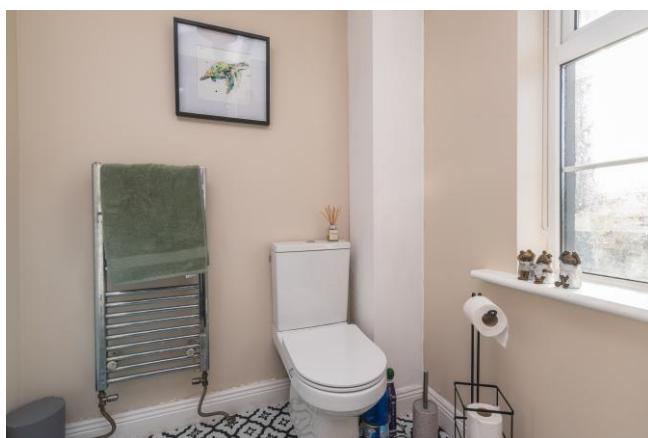
**Garden** To the front the garden contains a lawn and the driveway which can accommodate two cars off street. The south facing rear garden features a beautifully paved patio with a pergola overhead. The synthetic lawn is low maintenance and raised beds are filled with a variety of trees and shrubs such as photinia, red robin and windmill palm





### Special Features & Services

- Built circa 1973.
- Extends 78m<sup>2</sup> of accommodation
- Oil fired central heating with Grant Vortex boiler fitted December 2024. Digital Hive heating controls recently installed.
- Triple glazed uPvc windows and composite front door.
- Fitted alarm and Ring doorbell.
- uPvc soffit and fascia.
- Exterior insulation wrap 2019.
- Parking for two cars off street.
- Low maintenance dash exterior.
- All blinds, carpets and listed appliances included.
- Fibre broadband.
- South facing rear garden with large, paved patio with room for an extension, overhead pergola, low maintenance synthetic lawn with raised beds packed with shrubs.
- Short walk to the many shops, cafes, bars and the Secondary and primary schools.
- Easy walking distance to the GAA, AFC, pitch and putt club, playground and community centre.
- 10 km from Naas and 6km from Newbridge with easy access to the N9 motorway to Dublin City 30 minutes drive.





**Sherry  
FitzGerald**  
O'Reilly

#### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

#### DIRECTIONS

In Kilcullen Town, cross over the Liffey Bridge on Main Street. At the traffic lights, drive straight through. Take the third left turn into Conroy Park. Number 2493 will be the 15th house on the right-hand side.

**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 familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057