

For Sale

Asking Price: €235,000

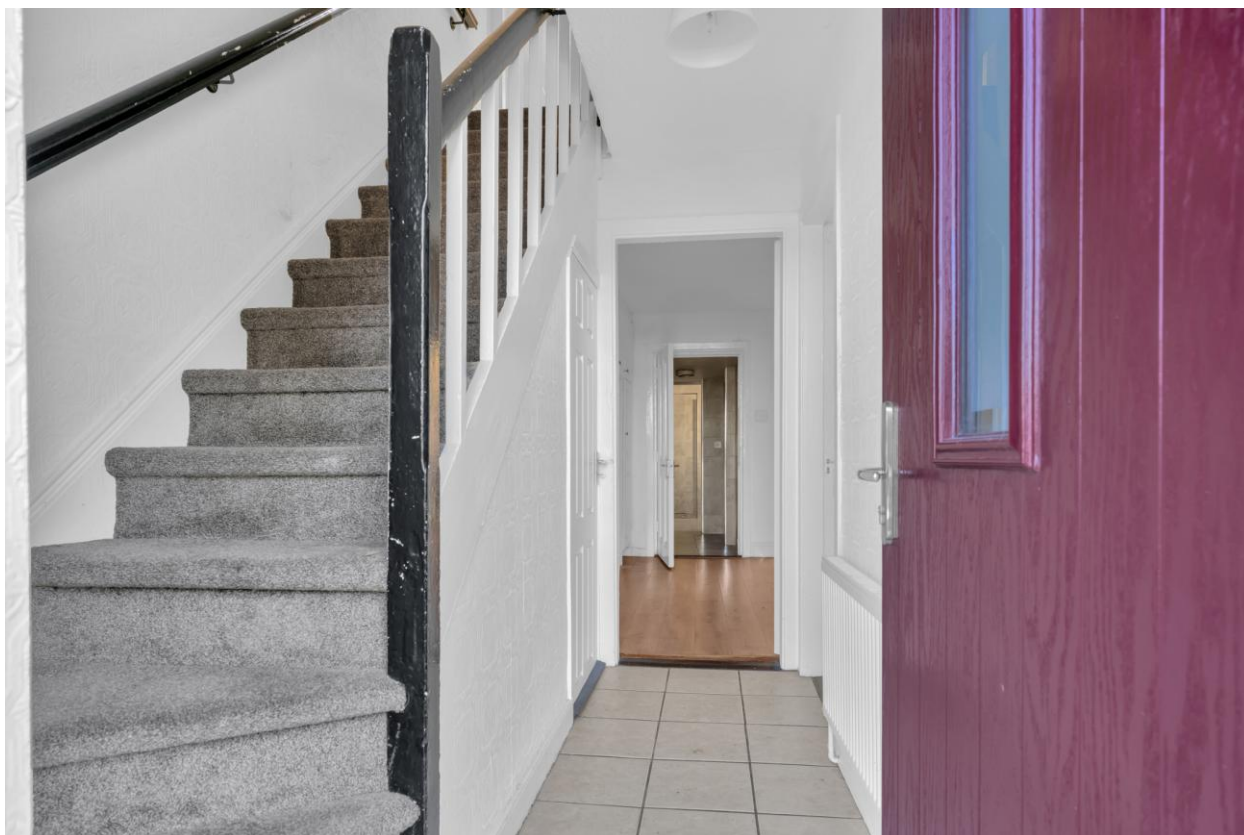
**Sherry
FitzGerald**
McDermott



16 Geraldine Road, Athy, Co. Kildare, R14 XK66.

BER C2

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this beautiful two-bedroom family residence with extension in this development along Geraldine Road at the edge of Athy Town.

No. 16 offers spacious living accommodation with Sitting Room, Living / Dining Area, Kitchen, Utility, Downstairs Bathroom / Wet Room, 2 Bedrooms and Upstairs Bathroom.

Property is within walking distance of all town amenities including Athy Train Station; making it an ideal property for investors or commuters alike.

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

- Close to train station.
- Close to all town amenities.
- Spacious parking.
- Bright & spacious.
- Wet Room.
- Extension to rear.

Accommodation

Entrance Hall 3.01 x 1.82: Tiled floor. Light fitting.

Sitting Room 2.86 x 2.61: Timber flooring. Curtains. Light fitting.

Dining / Living Area 4.56 x 3.48: Timber flooring. Feature fireplace with brick surround. Light fitting. Fitted units.

Kitchen 2.76 x 2.54: Timber flooring. Fitted units. Tiled splash back. Cooker. Roof light. Light fitting. French doors to rear garden.

Utility Room 1.86 x 1.70: Fully tiled floor & walls. Light fitting. Fully plumbed.

Downstairs Bathroom 3.02 x 2.60: Fully tiled floor & walls. W.C. W.H.B. & unit. Shower (wet room) Triton unit. Shaving light & socket. Light fitting. Vent.

Landing 2.05 x .96: Carpet on stairs & landing. Light fitting. Access to attic.

Bedroom 1 3.53 x 2.93: Timber flooring. Curtains. Light fitting.

Bedroom 2 3.62 x 2.68: Timber flooring. Curtains. Light fitting.

Upstairs Bathroom 2.56 x 1.72: Fully tiled floor & walls. W.C. W.H.B. Wall unit. Shower. Triton unit. Light fitting. Electric wall fan.

BER BER C2, BER No. 117417261

Directions

Follow Eircode: R14 XK66.





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.
PSRA Registration No. 001945