

For Sale

Asking Price: €315,000

**Sherry
FitzGerald**
McDermott



47 White Castle Lawn, Athy, Co. Kildare, R14 E095.

BER **B3**

sherryfitz.ie



Sherry FitzGerald McDermott are delighted to present to the market this beautiful three-bedroom family residence in this mature estate located within Athy Town. This magnificent property is in turn key condition.

No. 47 White Castle Lawn offers spacious living accommodation with Sitting Room, Kitchen / Dining Area, Downstairs Bathroom, 3 Bedrooms and Upstairs Toilet. Property also boasts spacious parking to front with wide side entrance.

White Castle Lawn is a highly sought after estate within walking distance of all town amenities including Athy Train Station & Schools, making it an ideal property for investors or commuters alike.

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

- Oil central heating.
- Barna shed.
- Rain water collector.
- Spacious driveway.
- Composite front door.
- Not overlooked.

Accommodation

Entrance 5.87 x 2.93: Timber flooring. Shelving. Radiator. Light fittings x 2.

Sitting Room 3.70 x 4.69: Timber flooring. Feature fireplace with marble surround & solid fuel stove inset. Radiator. Curtains.

Guest W.C. / Bathroom 2.01 x 2.77: Tiled floor. Partially tiled walls. W.C. W.H.B. Bath. Wooden wall penelling. Radiator. Vent. Light fitting.

Kitchen / Dining Area 6.55 x 4.54: Timber flooring. Fitted kitchen units. Cooker. Wall unit. Fitted unit. French doors to rear garden.

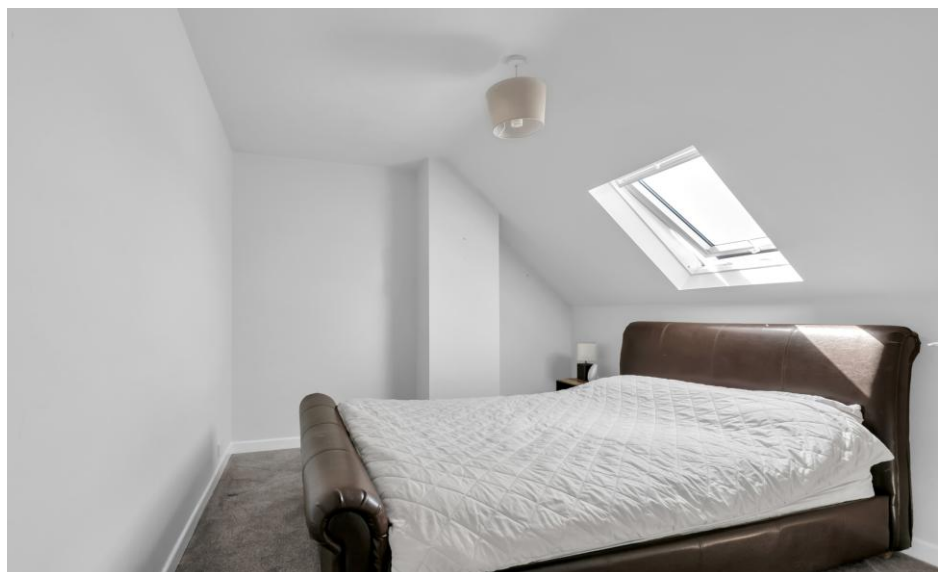
Landing 4.09 x 1.55: Carpet on stairs and landing. Staighre to attic. Light fitting. Access to eaves.

Bedroom 1 3.57 x 2.93: Carpet. Velux window. Light fitting. Radiator.

Bedroom 2 3.57 x 2.89: Carpet. Velux window. Light fitting. Access to eaves. Radiator.

Bedroom 3 1.90 x 3.27: Carpet. Light fitting. Radiator. Curtains. Vent.

Bathroom 2 2.04 x 1.03: Tiled floor. Tiled splash back. W.C. W.H.B & unit. Curtain nets. Shelving. Light fitting. Radiator.



BER BER B3, BER No. 110202074

Directions

Follow Eircode: R14 E095.



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