



SUPERB 3 BEDROOM SEMI-DETACHED – NOT OVERLOOKED

18 MONEEN VIEW, ATHY, CO. KILDARE, R14 TV00

GUIDE PRICE: € 195,000



PSRA Reg. No. 001536

**18 Moneen View, Athy, Co. Kildare,
R14 TV00**

FEATURES:

- * Very good condition
- * Not overlooked
- * Barna shed
- * Off-street car parking
- * Alarm & CCTV
- * Gas fired central heating
- * Decking
- * Side entrance

DESCRIPTION:

No. 18 was built in 2004 and is presented in excellent condition throughout. The accommodation extends to c. 936 sq.ft. and benefits from a large rear garden which is not overlooked and comes complete with a gravel and grass area. There is off-street parking and grass area to the front.

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 1.90m x 5.00m
Tiled floor, under stairs storage.

Kitchen/Dining 2.97m x 4.97m
Tiled floor, ground & eye level units,
Belling extractor, Luxor oven, Beko
integrated fridge/freezer, Indesit
integrated dishwasher.

Sitting Room 3.58m x 4.99m
Laminate flooring, recessed lighting, patio
door, solid fuel, timber mantelpiece, steel
inset.

Bedroom 1 3.35m x 3.89m
Carpet floor, recessed lighting with w.h.b.
and corner bath (jacuzzi).

Shower Room
Fully tiled floor & walls, w.h.b., w.c, Triton
shower.

Bedroom 2 3.31m x 2.82m
Laminate flooring, recessed lighting.

Bedroom 3 3.31m x 2.05m
Laminate flooring, recessed lighting.

OUTSIDE:

Side entrance, concrete area with barna shed,
decking, grass area to front and rear of property.

SERVICES:

Mains water, mains drainage, gas fired central
heating, broadband, alarm and CCTV.

INCLUSIONS:

Curtains, carpets, blinds, integrated Beko
fridge/freezer and integrated Indesit
dishwasher.

SOLICITOR:

TBC

BER: C3

BER NO: 107584377

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