



SUPERB 2 BEDROOM DUPLEX C. 1,110 SQ FT

Apartment 11, The Grove, Leinster Street, Athy, Co. Kildare, R14 TW01

GUIDE PRICE: € 160,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Apartment 11, The Grove, Leinster Street,
Athy, Co. Kildare, R14 TW01**

DESCRIPTION:

The Grove is a small private development of 12 units on Leinster Street, adjacent to Lidl convenience store and opposite the train station.

This is a fine first floor two bedroom duplex unit built c. 2007 containing c. 103 sq.m. (c. 1,110 sq.ft.) of spacious accommodation with the benefit of double glazed windows, gas fired central heating and maple shaker fitted kitchen.

The development is in a courtyard setting with a cobble loc and green area along with bin storage facility and designated carparking. The property is only a short walk from the town centre with shops, pubs, restaurants, schools and all the facilities at hand.

Athy is a thriving commercial town situated approximately 40 miles south west of the M50, 14 miles south of Kilcullen and 12 miles north of Carlow. The town has the benefit of the M9 Motorway access at Junction 3 (c.6 miles), train service across the road direct to the city centre and on the bus route.

ACCOMMODATION:

Entrance Hall :

With laminate floor.

Sitting Room : 3.78m x 3.37m (12.40ft x 11.06ft)

With laminate floor.

Kitchen/Dining Room : 4.40m x 4.22m (14.44ft x 13.85ft)

Maple shaker fitted ground and eye level presses, s.s. sink unit, electric oven, electric hob, plumbed and extractor unit.

Toilet :

w.c. and w.h.b.,

UPSTAIRS:

Bedroom 1: 4.00m x 3.36m (13.12ft x 11.02ft)

With walk in wardrobe.

En-Suite :

w.c., w.h.b. and electric shower.

Bedroom 2 : 4.56m x 3.28m (14.96ft x 10.76ft)

With built in wardrobes.

Hot press:

Shelved with immersion.

Utility Room :

Plumbed.

Bathroom :

w.c., w.h.b. and shower.

FEATURES:

- * Gas fired central heating
- * Double glazed windows
- * Designated carparking
- * Small development of 12 units
- * Walking distance of all amenities
- * Across the road from train station
- * Easy access to M9 Motorway

OUTSIDE:

Designated carparking, outside bin storage area. Central courtyard area cobble locked and garden.

SERVICES:

Mains water, mains drainage, electricity, refuse collection and gas fired central heating.

SOLICITOR:

Burns Nowlan Sols., Main Street Newbridge, Co Kildare.

MANAGEMENT FEES:

€1,000 per annum.

BER: B3

BER NO: 113854137

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