



**DETACHED 4 BEDROOM RESIDENCE ON A PRIVATE MATURE SITE**

**'COMERAGH', CARDINGTON, ATHY, CO. KILDARE  
R14 WT72.**

**GUIDE PRICE: €245,000**

**JORDAN** 

PSRA Reg. No. 001536

**FOR SALE BY PRIVATE TREATY**  
**'COMERAGH', CARDINGTON,**  
**ATHY, CO. KILDARE R14 WT72.**

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**LOCATION:**

'Comeragh' is a lovely 4 bedroom detached residence located on the Stradbally road, within walking distance of the town centre and all local service/facilities.

The house, which was built in the early 1970's is in good condition throughout containing c.127 sq.m. (c.1,367 sq.ft.) of generous accommodation on a mature, fully enclosed site.

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:**

**Enclosed Porch:**

**Entrance Hall:** 3.2m x 1.6m  
Laminate wooden floor.

**Sitting Room** 3.5m x 6.3m  
Open fireplace, coving & serving hatch.

**Living Room:** 5.4m x 3.0m  
Stove, laminate floor leading to:

**Kitchen:** 4.8m x 3.2m  
Built in ground and eye level presses, laminate floor, sink, tiled splashback and door leading to garden.

**Bedroom 1/ Office:** 2.1m x 2.6m  
Laminate wooden floor.

**Bedroom 2:** 3.6m x 2.8m  
Built in wardrobes and wooden laminate floor.

**Bedroom 3:** 2.9m x 3.9m  
Built in wardrobes & laminate wooden floor. Room directly adjacent to garage so could be re-designed with ensuite etc.

**Bedroom 4:** 3.0m x 3.4m  
Laminate wooden floor potential to re-deign for an ensuite.

**Bathroom: 2.1m x 1.8m**  
With w.c, w.h.b, bath & electric power shower.

**Hot Press:**  
Shelved with immersion.

**OUTSIDE:**

Tarmacadam drive to front and rear. Fully enclosed site with gardens and raised beds to the both the front and rear. Side access gate for trailer in addition to a garage (suitable for conversion) and a number of outhouses/ sheds which could be used for several purposes.

**SERVICES:**

Mains water, mains drainage, refuse collection, gas-fired central heating & alarm.

**INCLUSIONS:**

Fixtures only.

**FEATURES:**

- Accessible location, close to town centre.
- Private, mature gardens.
- Garage ideal for conversion into more accommodation if required.
- South facing back garden.
- Blueway along the banks of the Grand Canal ideal for walking /cycling once completed.
- Frontage onto side road towards Ballintubbert.
- Lean-to glasshouse.



No: 115049157

**SOLICITOR:**

H.G Donnelly & Sons, Athy.

**CONTACT:**

Clive Kavanagh

T: 045 – 433550

Email: [clive@jordancs.ie](mailto:clive@jordancs.ie)





**JORDAN** 

**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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