

For Sale

Asking Price: €448,950

**Sherry
FitzGerald**
McDermott



'Grainne Uaille', Knocknacree, Castledermot, Co. Kildare,
R14 Y309.

BER **D2**

sherryfitz.ie



On a private mature garden site in a scenic town land close to Castledermot and a short commute to Tullow, this beautifully appointed dormer dwelling offers surprisingly spacious accommodation between its two floors, opportunity for independent access to create a self-contained unit on ground floor, generous parking, all within minutes drive to motorway access.



It comes to the market 'ready to move in'; all fixtures, fittings and effects are included. Heating is oil fired and it is double glazed throughout.



Special Features & Services

- Oil heating.
- Double glazing.
- Mature landscaped gardens.
- Privacy.
- Steel garden shed.
- Alarmed.

Accommodation

Porch 2.608 x 1.378: Tiled floor. Sliding patio door.

Entrance Hall 3.906 x 2.350: 5.305 x 1.129, 1.558 x 1.129
Tiled floor. Recessed lighting. Wooden ceiling. Stairs off to family room, shower room and utility.

Lounge 4.179 x 5.511: Laminate wooden floor. Fireplace. Coving and centre light fitting. Bay window. Curtains and pole.

Study 4.443 x 2.404: Laminate wooden flooring. Coving and centre lights.

Kitchen/Diner 5.530 x 3.053: Laminate wooden flooring. Fitted floor and wall units. Integrated oven, fan and hob. Airing press off.

Bedroom 1 2.844 x 3.746: Laminate wooden flooring. Coving and centre light. Curtains and pole.

Bedroom 2 2.966 x 2.664: Laminate wooden flooring. Coving. Curtains and pole. Wardrobe off.

Bedroom 3 3.064 x 3.018: Laminate wooden flooring. Coving and centre light. Curtains and pole. Walk-in wardrobe off.

Bedroom 4 2.628 x 2.855: Laminate wooden flooring. Coving. Curtains and pole.

Bathroom 3.016 x 2.182: Toilet. Sink. Bath. Cubicle shower. Tiled walls. Wooden floor.

Family/Multipurpose Room 5.456 x 5.337: Laminate wooden flooring. Bay window. Storage off.

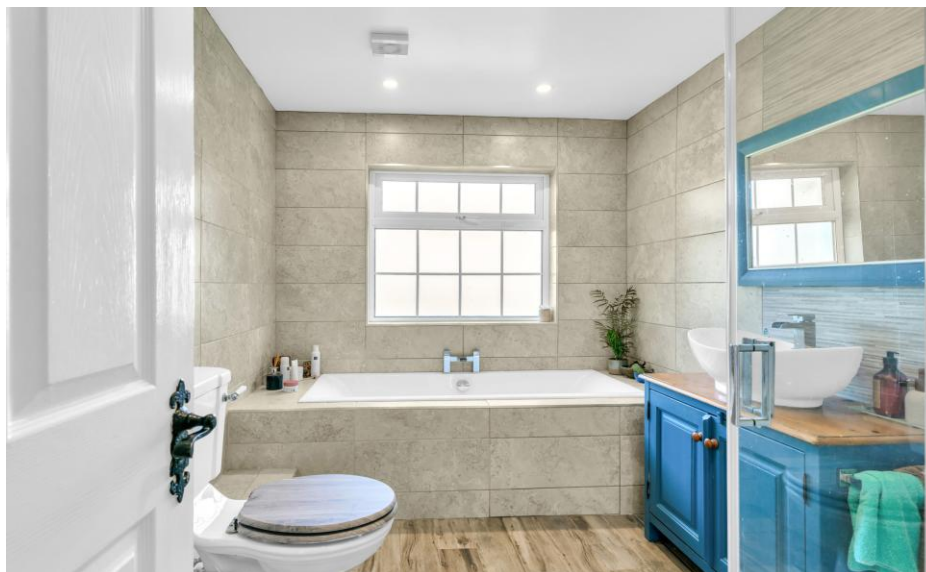
Utility Room 4.509 x 3.719: Fitted floor and wall units. Tiled floor. Plumbing. Door to rear garden.

Shower Room 2.683 x 2.374: Toilet. Sink and shower. Tiled floor and walls.

BER BER D2, BER No. 104575683

Directions

Follow Eircode R14 Y309.





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.
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