

For Sale

54a Cypress Gardens, Athlone
Co. Westmeath. N37 VK79
| Semi-Detached



Price Region: €175,000

Prime three bedroom semi-detached residence in excellent condition located in much sought after area adjacent Athlone Institute of Technology and within walking distance of all amenities.

The residence is now for sale with vacant possession by 10th December 2021 and is an ideal investment opportunity. Further details available on request to the office. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, First Floor: bedrooms three in all and bathroom.

Viewing is strictly by appointment with the auctioneer.

To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.

Reception Hallway

15'0" (4.57m) x 6'0" (1.83m) uPvc doorway to, tiled floors, stairs to first floor with W.C. under, toilet, wash hand basin, tiled floor

Sitting Room

13'1" (3.99m) x 11'6" (3.51m) Cast iron fireplace, wooden surround, carpeted

Kitchen/Dining Room

19'6" (5.94m) x 13'0" (3.96m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, washing machine, Stanley Deluxe solid fuel stove (assists heating), tiled floor. inset tiling, door to rear

Landing

10'0" (3.05m) x 6'6" (1.98m) Carpeted, hotpress (airing cupboard)

Bedroom One

12'10" (3.91m) x 11'7" (3.53m) Built in wardrobe, wooden floor

Bedroom Two

12'1" (3.68m) x 9'9" (2.97m) Built in wardrobe, wooden floor

Bedroom Three

9'6" (2.9m) x 8'8" (2.64m) Built in wardrobe, wooden floor

Bathroom

7'7" (2.31m) x 5'7" (1.7m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling

Features

- Laid lawns, large garden to rear
- Driveway kerbed & tarmacadamed, extends to side
- Block wall to front
- Oil fired central heating
- Boiler room 6`3" x 4`3"
- Garden shed 11` x 5`8"











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