



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN SHOWHOUSE CONDITION**

**13 CORRAN ARD, ATHY, CO. KILDARE**

**GUIDE PRICE: € 250,000**

**BER B3**



**PSRA Reg. No. 001536**

## 13 Corran Ard, Athy, Co. Kildare

### FEATURES:

- \* In Showhouse Condition
- \* B3 Rating - Qualifies for Green Mortgage Rate
- \* Landscaped gardens to front and rear
- \* Larger rear garden than adjoining properties
- \* Concrete driveway
- \* Gas fired central heating
- \* 3 zones heating
- \* In walking distances of all amenities

### DESCRIPTION:

No. 13 is an exceptional "B3 Rated" home which was built in C. 2004 and is presented in excellent condition throughout. Corran Ard will benefit from the new Athy By-Pass due to open in early 2024. Once completed, the subject property, will become part of an exclusive Estate of only 36 homes. The accommodation extends to c. 1,124 sq.ft. (c. 104.41 sq.m.) and benefits from a landscaped gardens to front and rear with patio area and off-street parking. Features include: PVC double glazed windows, solid maple shaker style kitchen, porcelain tiles, American grey vintage oak and European dark oak flooring, gas fired central heating with 3 zones heating.

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: 1.80m x 5.29m  
Fully tiled with high gloss porcelain Italian tiles, coving, paneling.

Sitting Room: 3.55m x 4.39m  
Bay window, European dark oak timber floor, coving, wood burning stove.

Guest WC: 1.22m x 1.37m  
w.h.b., w.c., tiled.

Kitchen/Dining Room: 6.73m x 8.88m  
With solid maple shaker style fitted presses, subway grey brick effect tiled splashback, Electrolux integrated oven, gas hob, Belling American fridge/freezer, Beko washing machine, part tiled with high gloss porcelain Sorrento Italian tiles and European dark oak timber floors.

### UPSTAIRS

Bedroom 1: 3.51m x 3.73m  
With American grey vintage oak flooring, fitted wardrobes, border button paneling.

En-Suite: 1.93m x 1.39m  
w.c, w.h.b., Triton T905T Electric shower, Bali light grey high gloss porcelain tiles, fitted press

Bathroom: 1.88m x 1.87m  
w.c., w.h.b., bath, fully tiled floor and walls.

Bedroom 2: 2.99m x 3.72m  
Deep pile satin grey Curragh carpet.

Bedroom 3: 2.42m x 2.70m  
Built in storage under bed, American grey vintage oak timber flooring.

Attic Space:  
With Stira access.

### OUTSIDE:

Landscaped gardens to front and rear, patio area, Barna shed, side entrance, concrete driveway.

### SERVICES:

Mains water, mains sewer, gas fired central heating, electricity, wireless alarm, refuse collection, broadband.

### INCLUSIONS:

Carpets, curtains, lighting, Electrolux oven, Belling American fridge/freezer, gas hob, Beko washing machine.

### SOLICITOR:

R.A. Osbornes, Emily Square, Athy, Co. Kildare.

**BER:** B3

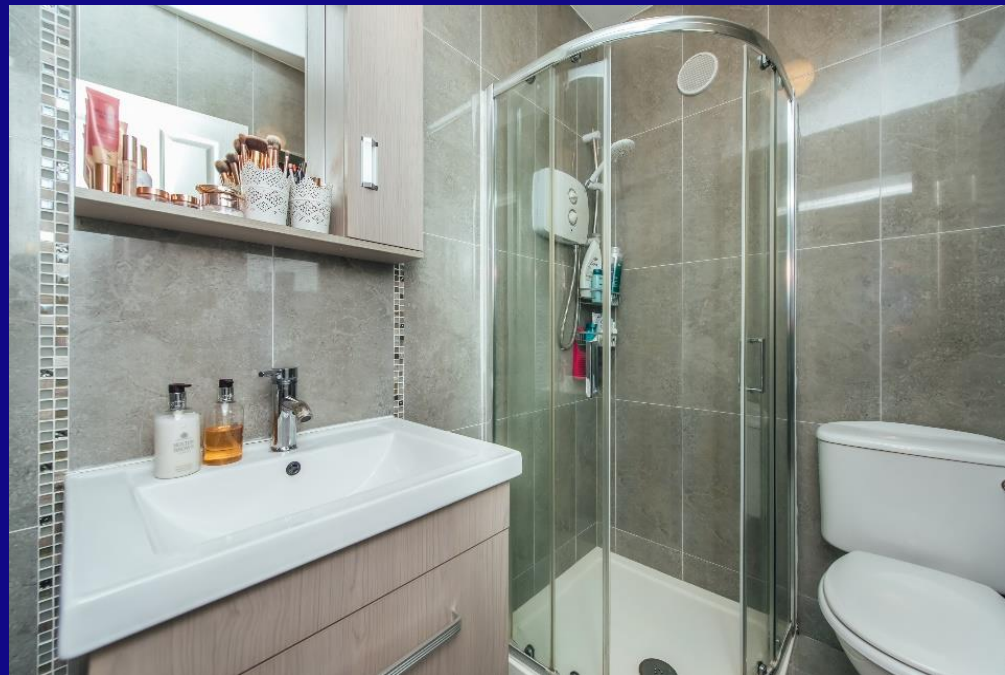
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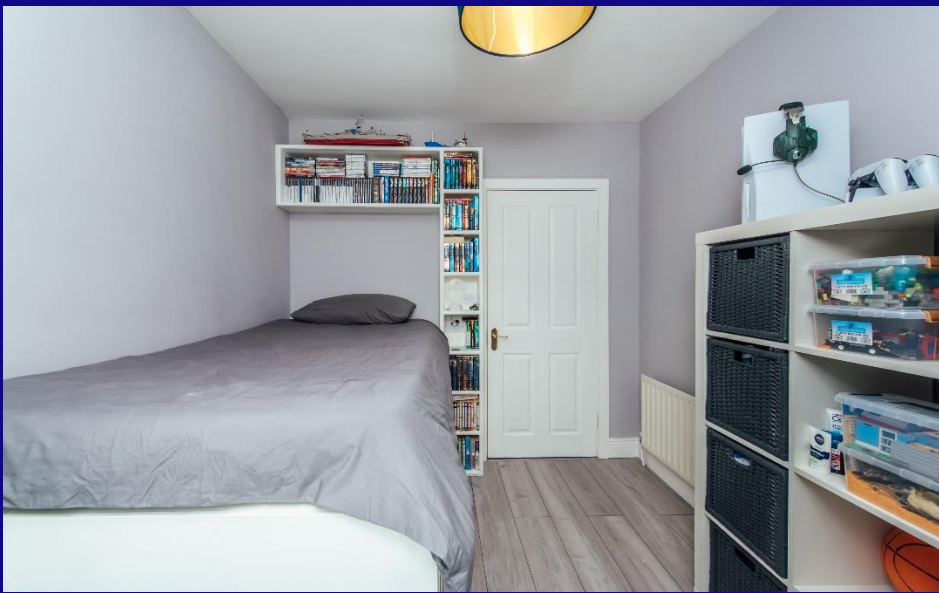
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