



2 BED MID TERRACE RESIDENCE IN SHOWHOUSE CONDITION

22 Coney Meadows, Coneyboro, Athy, Co. Kildare, R14 TR29

GUIDE PRICE: € 180,000



PSRA Reg. No. 001536

22 Coney Meadows, Coneyboro, Athy, Co. Kildare, R14 TR29

FEATURES:

- * Newly Refurbished in Showhouse Condition
- * New triple glazed windows and new composite front door
- * New gas boiler
- * New flooring throughout
- * Gas fired central heating
- * Monitored alarm
- * Off street carparking
- * Walking distance of all amenities
- * Easy access to M9 Motorway
- * Landscaped rear garden
- * Large green area to the front

DESCRIPTION:

This is a fully refurbished 2 bedroom terraced 2 storey residence built c. 2005 extending to 78.6 sq.m. (c. 846 sq.ft.). The property has the benefit of triple glazed windows and new composite front door. There is a concrete driveway to the front providing off street parking and a landscaped rear garden. The property would make an ideal starter home or as an investment and is within easy access to the M9 Motorway at Junction 3.

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:

Hallway : 1.87m x 1.14m
with laminate floor

Sitting Room : 4.33m x 3.50m
laminate floor, wood surround fireplace and coving

Guest WC :
w.c., w.h.b, tiled floor and press

Kitchen/Dining Room : 6.24m x 3.45m
tiled floor, maple shaker style built in ground and eye level units, Belfast style sink, electric oven, gas hob, washing machine, fridge/freezer

UPSTAIRS :

Bedroom 1 : 3.00m x 2.87m
with built in wardrobe, laminate floor

Shower Room :
w.c., w.h.b, Triton shower, fully tiled floor and surround

Bedroom 2 : 3.50m x 3.25m
with laminate floor

OUTSIDE:

Off-street parking to the front and landscaped rear garden

SERVICES:

Mains water, mains sewerage, electricity, gas fired central heating, refuse collection

INCLUSIONS:

Curtains, light fittings, electric oven, gas hob, washing machine, fridge/freezer

SOLICITOR:

R.A. Osborne & Son
Emily Square, Athy, Co. Kildare, Ireland, R14 PW40

BER: B3

BER NO: 116755778

CONTACT:

Stephen Talbot
M: 085 7218265 T: 045-433550
E: stephen@jordancs.ie









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

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.