



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN VILLAGE LOCATION**

**89 Abbyfield, Ballitore, Athy, Co. Kildare, R14 YR66**

**GUIDE PRICE: € 225,000**



**PSRA Reg. No. 001536**

## 89 Abbyfield, Ballitore, Athy, Co. Kildare, R14 YR66

---

### FEATURES:

- Spacious property in superb condition
- Side access with gate
- Concrete driveway
- Double glazed windows
- Outside socket
- Outside tap
- Large rear garden
- Covered BBQ area to rear

### DESCRIPTION:

Abbyfield is a modern residential development situated in the village environment of Ballitore. No 89 is located in a cul-de-sac with a private rear garden and is presented in superb condition throughout. Extending to circa 102.2 sq.m (1,100 sq.ft.), it benefits from Oil Fired Central Heating and Wooden double glazed windows. There is gated side access to the rear garden which benefits from a covered patio/bbq area.

Ballitore is a small village set just off the M9 Motorway (within a 5 minute drive) which provides easy access to Dublin. The village benefits from a local shop, pubs, post office and convenience store with a local primary school nearby at Crookstown.

The closest large towns are Kilcullen & Athy which are both within 15 minutes drive and provide a host of amenities including shops, schools, pubs, restaurants and public transport links.

### ACCOMMODATION:

Hallway: 1.95m x 6.30m  
Tiled floor.

Guest WC:  
w.c., w.h.b., fully tiled.

Kitchen/Dining: 5.55m x 3.60m  
Tiled floor, french doors, walnut built-in ground and eye level presses, tiled surround, extractor, electric oven, Zanussi 4 ring gas hob, Zanussi granite worktop, integrated dishwasher, integrated Zanussi fridge/freezer, plumbed.

Sitting Room: 3.56m x 5.17m  
Recessed lights, fireplace.

Bathroom:  
w.c., w.h.b., jacuzzi bath, shower, fully tiled.

Bedroom 1: 2.96m x 3.53m  
Built-in wardrobes, laminate floor.

En-Suite:  
w.c., electric shower, w.h.b., fully tiled.

Bedroom 2: 2.96m x 3.78m  
Double built-in wardrobes, laminate floor.

Bedroom 3 2.53m x 3.30m  
Built-in wardrobe, laminate floor.

Hotpress:  
Shelved with immersion.

Attic Space:  
Folding attic stairs.

### OUTSIDE:

Outside socket, outside tap, BBQ oven, paved covered patio area, barna shed.

### SERVICES:

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

### INCLUSIONS:

Dishwasher, fridge/freezer, barna shed, oven, hob, extractor, blinds, carpets, washing machine.

### SOLICITOR:

Maher Broderick Solicitors, 6 The Courts, Newbridge, Co. Kildare, Ireland, W12 KX50

BER: C1

### CONTACT:

Mark Neylon  
M: 085 1226720 T: 045-433550  
E: mark@jordancs.ie















**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
[www.jordancs.ie](http://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 2022. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.