

For Sale

Semi-Detached



Stunning 4 bedroom 5 bathroom detached home

7 Lerr Avenue, Castledermot, Co Kildare.

Bedrooms: **4**

Bathrooms: **5**

Total SqM: **156.74**

Year Build: **2007**

BER: **C2**



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RE/MAX Property Specialists Carlow
51 Dublin Street,
Carlow.

Office No: 059 9173225



Guide Price €249,000

MLS ID: 990171001-21

RE/MAX
Team Fogarty

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Remax property specialists are delighted to present this stunning 4 bedroom 5 bathroom detached home to the market.

This spacious home commands a large site with a front paved driveway overlooking the green area.

The back garden has a feature patio an assortment of plants and wall creepers and is enclosed by a high block wall.

Situated in the Abbeylands estate it is within walking distance to all local amenities including a primary and secondary school, supermarket, shops and community centre.

It is also conventionally located to easily access the M9 motorway with Dublin less than an hour away, only a 25-minute drive from Naas and ten minutes from Carlow town.

The owners have lovingly maintained and have presented this home in turnkey condition.

The house is tastefully decorated to a high standard boasting 4 double bedrooms, 3 en suites and a large main bathroom.

It benefits from gas fired central heating, with, mains water and sewage.

Viewing is highly recommended strictly by appointment only.

ACCOMMODATION

Ground Floor

Hallway 2.95 x 1.77

Teak front door, ceramic tiled floor, recessed lighting

Sitting Room 4.30 x 4.32

Carpet flooring, window to front, open timber fireplace with polished granite heart, cornicing.

WC / Utility room 2.40 x 1.93

Floor and wall tiles, wc, whb, window to side, recessed lighting, utility presses plumbed for washing machine, hot press.

Kitchen/DiningRoom 6.50 x 4.0

Ceramic tiled flooring, fitted floor and wall units, fully tiled splash back, window to rear, island/ breakfast counter with storage units underneath, patio doors to back garden.

First Floor

Master Bedroom 3.82 x 3.88

Carpet flooring, fitted wardrobes, window to front, access to walk in wardrobe

Walk in Wardrobe 2.23 x 1.55

Carpet flooring, recessed lighting, fitted wall storage and shelving units. Ensuite off.

Ensuite 1 x 2.25

Floor and wall tiles, wc, whb, shower, window to front, recessed lighting.

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Bedroom 2 3.34 x 3.19

Carpet flooring, window to rear.

Ensuite 2.25 x .90

Floor and wall tiles, wc, whb, shower.

Bedroom 3 3.93 x 4.05

Carpet flooring, window to rear, fitted wardrobe.

Second Floor

Fitness Room 4.13 x 4.16

Carpet flooring, fitted slide robe wardrobes, recessed lighting, 2 Velux windows to rear.

Ensuite 1.69 x 2.12

Floor and wall tiles, wc, whb, shower, recessed lighting, Velux window to rear

FEATURES:

Gas fired central heating

Multiple car parking to front

Superb condition throughout

Within minutes of M9 motorway and easy access to Dublin, Naas, Carlow and Kilkenny

PVC Double Glazing

Walking distance to all local amenities

BER:

BER: C2

No: 109767806

193.49 (kWh/m²/yr)

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