



**DETACHED 4 BED BUNGALOW WITH DETACHED GARAGE ON C. 0.47 ACRE
CLOSE TO NEW LINK ROAD**

Bennetsbridge, Kilkenny Road, Athy, Co. Kildare, R14 HX66

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

**Bennetsbridge, Kilkenny Road, Athy, Co.
Kildare, R14 HX66**

FEATURES:

- * Close to the New Link Road
- * Excellent site c. 0.47 Acre
- * Tarmacadam driveway
- * Garden to front and rear
- * In Countryside but within walking distance of town and amenities
- * Potential to expand subject to planning permission

DESCRIPTION:

Bennetsbridge is a 4 bedroom detached bungalow built c. 1970s with a detached garage on a 0.47 acre mature site. The property has an excellent and convenient location very close to the New Athy Relief Road and is within walking distance of Athy town and all amenities. The accommodation extends to c. 1,600 sq.ft. (c. 148.61 sq.m.) and benefits from mature gardens to front and rear mainly in lawn with tarmacadam drive and off-street parking. There is a detached garage to the rear extending to c. 455 sq.ft. (c. 42.30 sq.m.).

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:

Hallway : 1.81m x 4.47m
carpet flooring

Sitting Room : 4.85m x 4.19m
carpet flooring and open fire

Kitchen : 6.10m x 3.02m
ground and eye level presses, De Dietrich oven,
Powerpoint fridge/freezer, s.s. sink, vinyl flooring

Back Porch : 2.38m x 3.24m
vinyl flooring

Living Room : 4.85m x 4.17m
coving, carpet and open fire

Bedroom 1 : 4.39m x 3.28m
laminated floor, built in wardrobes

Bedroom 2 : 3.16m x 3.28m
laminated flooring and built in wardrobes

Bathroom : 3.00m x 3.92m
tiled floor, bath, w.h.b., w.c., part tiled surround

Hotpress :
storage

Bedroom 3 : 4.25m x 3.03m
laminated flooring, built in wardrobes, w.h.b.

Bedroom 4 : 3.01m x 4.37m
laminated flooring

OUTSIDE:

Approached via a tarmacadam drive. Gardens to front and rear mainly in lawn. Detached garage to rear.

SERVICES:

Mains water, septic tank, ESB, alarm and oil fired central heating

INCLUSIONS:

Curtains, carpets, kitchen appliances, light fittings

SOLICITOR:

TBC

BER: F

BER NO: 115471039

CONTACT:

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









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