

FOR SALE

By Private Treaty

15 Ardrew Court, Dún Brinn, Athy, Co. Kildare, R14 EH98

3 | 3 | 92.07 Sqm | BER B1

GUIDE PRICE: €190,000

JORDAN

3 BEDROOM MID-TERRACE RESIDENCE

15 Ardrew Court is an attractive and well-maintained three-bedroom mid-terrace residence extending to approximately 92 sq.m. (991 sq.ft.), situated within the established Dún Brinn residential development in Athy, Co. Kildare. Presented in good condition throughout, the property offers bright, well-balanced accommodation arranged over two floors, providing a comfortable and practical home ideally suited to modern family living.

The accommodation is thoughtfully laid out and comprises an entrance hall, living room, kitchen, guest WC, three bedrooms, including a principal bedroom with ensuite, and a main family bathroom. The interior provides a good balance of living and bedroom accommodation, with a layout designed to maximise the available space and offer flexibility for everyday family requirements.

The property benefits from double-glazed windows and gas-fired central heating, contributing to comfort and practicality throughout. Its manageable size, together with the convenience of an ensuite bedroom, separate family bathroom and ground-floor guest WC, makes it particularly appealing to first-time buyers, young families, investors and those seeking to downsize without compromising on accommodation.

Situated within a mature residential development, No. 15 enjoys a convenient location within easy reach of Athy town centre and its many amenities. The surrounding area is well served by schools, shops, recreational facilities and transport connections, while the nearby road network provides straightforward access to surrounding towns and regional centres.







ACCOMMODATION

The property offers a bright and well-balanced layout extending over two floors, with accommodation designed to provide a practical combination of living space and bedroom accommodation. Presented in good condition throughout, the interior benefits from double-glazed windows and gas-fired central heating, contributing to a comfortable living environment.

Upon entering, the entrance hall provides access to the principal ground-floor accommodation and the staircase leading to the first floor. The living room offers a comfortable and inviting space for relaxation and everyday family use, with double French doors opening onto the garden. The kitchen provides a practical area for cooking and dining, while a separate guest WC adds further convenience. The arrangement of the ground-floor accommodation is well suited to the requirements of modern living, with clearly defined spaces for both family life and entertaining.

Upstairs, the accommodation comprises three bedrooms, including the principal bedroom, which benefits from its own ensuite bathroom. The remaining two bedrooms provide flexible accommodation suitable for family members, guests or potential home office use. A separate family bathroom completes the first-floor accommodation.

The overall layout is practical and easily maintained, making the property an appealing choice for a wide variety of purchasers.

LOCATION

The location of 15 Ardrew Court is particularly convenient, situated within the established Dún Brinn residential development and within easy reach of Athy town centre and the local railway station. This ensures convenient access to a wide range of amenities, including supermarkets, cafés, restaurants, primary and secondary schools, sporting clubs and leisure facilities, making the area attractive to both families and commuters.

Connectivity is further enhanced by the nearby Athy Distributor Road, providing improved access around the town and onwards towards the M9 motorway. This allows for straightforward travel to key regional centres, including Carlow, Kilkenny, Naas and Newbridge.

Public transport is well catered for, with bus services and rail connections on the Dublin–Waterford line offering a practical commuting option to the capital and beyond.

Athy has benefited from ongoing regeneration and investment, including improvements to Emily Square and the restoration of the historic Town Hall, reinforcing the town's reputation as an attractive and increasingly popular place to live. For outdoor enthusiasts, the nearby River Barrow and Barrow Blueway provide scenic walking and cycling routes through picturesque surroundings, while the town also offers a variety of sporting and recreational amenities.

Accommodation

Entrance Hall (5.91ft x 17.39ft) 1.80m x 5.30m
A welcoming entrance hall providing access to the principal ground-floor accommodation, with a staircase leading to the first floor.

Living Room (16.08ft x 14.44ft) 4.90m x 4.40m
A comfortable and well-proportioned reception room with timber laminate flooring, providing an inviting setting for relaxation and everyday family living. Features include a gas fireplace and double French doors opening onto the rear garden.

Kitchen (9.51ft x 15.75ft) 2.90m x 4.80m
A practical kitchen providing space for food preparation, storage and everyday dining. Features include built-in kitchen units, tiled flooring, a stainless-steel sink and a tiled splashback.

Guest WC
Comprising w.c. and wash-hand basin.

Main Bedroom (14.11ft x 12.47ft) 4.30m x 3.80m
A comfortable and well-proportioned principal bedroom featuring timber laminate flooring, built-in wardrobes and the added convenience of a private ensuite bathroom.

En-suite
Comprising w.c., wash-hand basin, electric shower and tiled flooring.

Bedroom 2 (11.81ft x 7.87ft) 3.60m x 2.40m
A further bedroom providing comfortable accommodation, suitable for family members or guests.

Bedroom 3 (7.87ft x 8.20ft) 2.40m x 2.50m
A versatile third bedroom featuring built-in wardrobes, which could also be utilised as a home office, study or guest bedroom, depending on individual requirements.

Family Bathroom (9.19ft x 5.58ft) 2.80m x 1.70m
The main family bathroom serving the first-floor accommodation, comprising a bath, w.c., wash-hand basin and tiled flooring. There is also a shelved hot press.













Features

- Attractive three-bedroom mid-terrace residence
- Extending to approximately 92 sq.m. (991 sq.ft.)
- Presented in good condition throughout
- Principal bedroom with ensuite
- Separate family bathroom and ground-floor guest WC
- Comfortable living room with gas fireplace and French doors to the garden
- Practical kitchen with built-in units
- Double-glazed windows throughout
- Gas-fired central heating
- Well-balanced accommodation arranged over two floors
- Situated within the established Dún Brinn residential development
- Convenient to Athy town centre and local amenities
- Within easy reach of Athy Railway Station
- Convenient access to the Athy Distributor Road and M9 motorway
- Appealing to first-time buyers, families, investors and those seeking to downsize





Title | Freehold.

Inclusions

Fixtures & Fittings - Excluded unless otherwise agreed.

Outside

To the rear of the property is a long garden laid out in grass, providing a generous outdoor space.

Services

Gas-fired central heating, Mains water and drainage.

Negotiator | Clive Kavanagh

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Viewings | Strictly by prior appointment only.

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