

FOR SALE

By Private Treaty



46 Strettel Avenue, Ballitore, Co. Kildare R14 NF82

GUIDE PRICE: €350,000



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3



102 sq.m.



JORDAN 

IMMACULATE 3 BED FAMILY HOME

No. 46 is presented in showhouse condition throughout and benefits from a host of extras including upgraded quartz kitchen worktops with peninsula, upgraded gold light fittings, gold switches and sockets, carpet runner on the stairs, fitted custom made media unit in the sitting room, Herringbone floors and Roman blinds throughout the house. To the rear is a private garden that benefits from a porcelain patio. This A-Rated residence was constructed in 2024 and offers exceptional comfort and a superb specification in the convenient village environment of Ballitore.

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.

The area has the benefit of shop, pharmacy, butchers, school, church, hardware, gym, hairdresser/beautician, pub/restaurant and work hub ideal for remote working.

The M9 Motorway access is only 5 minutes (4.5km) from the property and train service from Athy.



Accommodation

Entrance Hall (17.22ft x 8.69ft) 5.25m x 2.65m
with herringbone floor, and under stairs storage.

Sitting Room (12.47ft x 12.47ft) 3.80m x 3.80m
with herringbone floor and custom made media unit.

Guest WC
with porcelain tiled floor, w.c., vanity w.h.b.

Kitchen/Dining (21.46ft x 12.47ft) 6.54m x 3.80m
with herringbone floor, quartz worktops and upstand, Hotpoint electric oven, Whirlpool hob, integrated fridge freezer, breakfast counter, recessed lights, french doors to rear garden.

Landing
with hot press and storage press.

Bedroom 1 (13.78ft x 10.43ft) 4.20m x 3.18m
with laminate floor and built-in wardrobes.

En-suite
with tiled floor and surround, w.c., vanity w.h.b., shower.

Bedroom 2 (10.83ft x 9.91ft) 3.30m x 3.02m
with built-in wardrobes.

Bedroom 3 (10.99ft x 3.94ft) 3.35m x 1.20m
with laminate floor.

Bathroom
with porcelain tiled floor and tiled surround, w.c, vanity w.h.b, bath with shower attachment.



Features

- Gold sockets and switches throughout ground floor
- Large cobble-loc drive to front
- Sash windows to front
- Air to water heat pump system
- Folding attic stairs
- A-Rated home

Inclusions

TBC

Outside

Cobble loc driveway

Large porcelain patio to rear

Fully walled/fenced rear garden

Gated side access

Outside tap

Garden shed

Pre-wired for EV charger

Services

Mains water, main drainage, electricity, air to water heat pump system, refuse collection.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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