



STAN BRADBURY

19 Cartron Drive

Athlone

Co Westmeath

N37TH50

23 Church St., Athlone, Co Westmeath



Stan Bradbury is delighted to bring this well-appointed three-bedroom semi-detached residence ideally positioned in a mature residential setting, the convenient Retreat / Cartontroy area of Athlone. This attractive home offers excellent connectivity to all local amenities including the IDA Business Park, TUS Athlone University, schools, shops, and leisure facilities, while also benefiting from quick and easy access to the M6 motorway at Junction 9.

For Sale

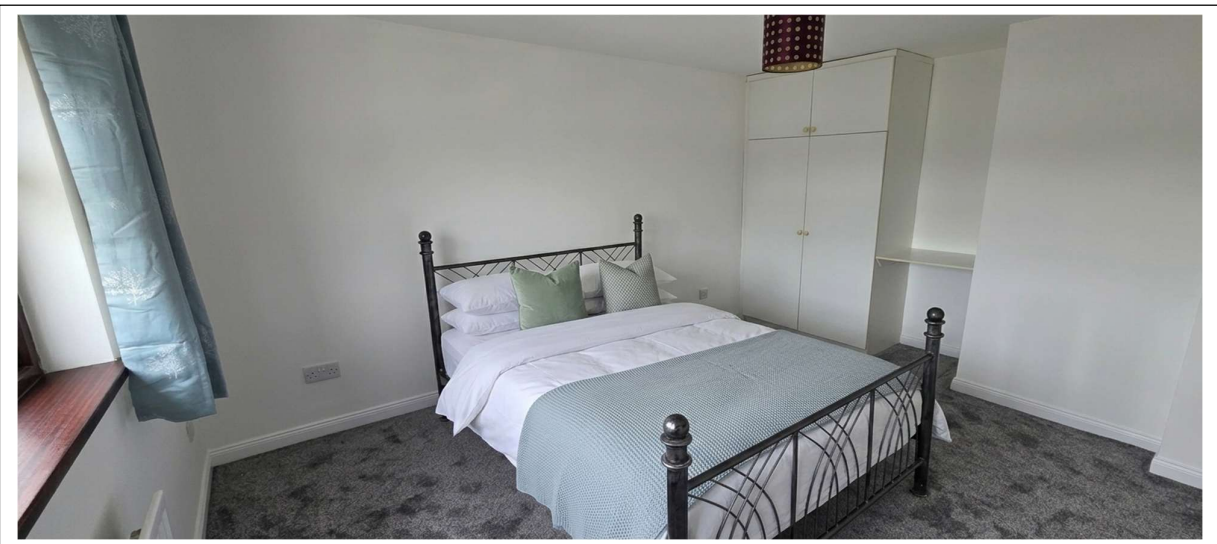
BER C3

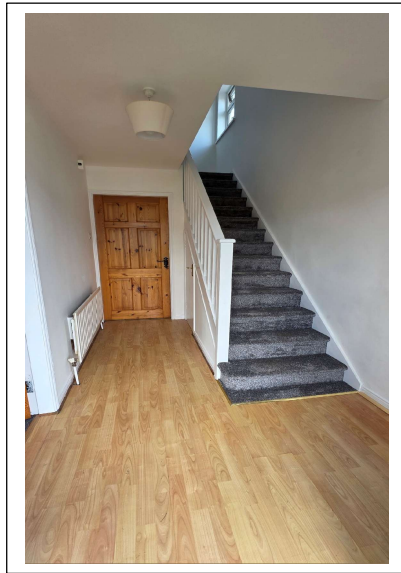
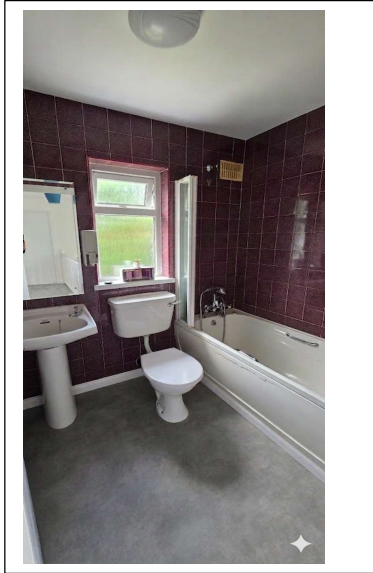
€270,000

PRSA licence 002379











19 Cartron Drive

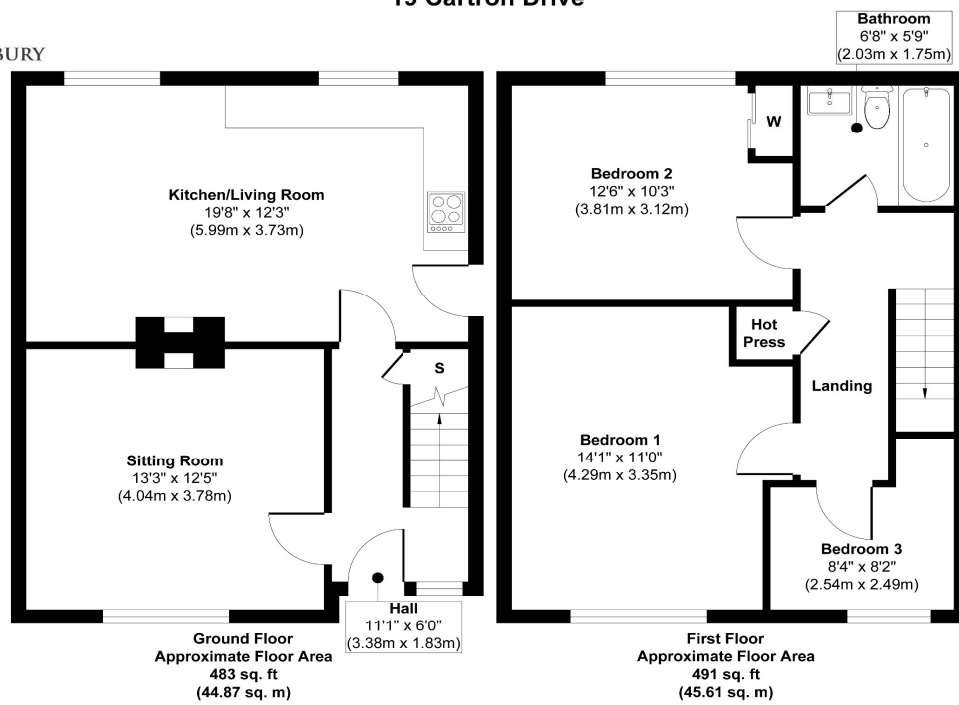


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Internally, the property is presented in excellent condition and offers bright, spacious accommodation throughout. The accommodation comprises an inviting entrance hall with timber flooring, a large and comfortable living room featuring a newly fitted carpet and solid fuel stove insert, and an open-plan kitchen/dining area ideal for modern family living.

Upstairs, there are three well-proportioned bedrooms consisting of two doubles and one single bedroom, all complete with fitted wardrobes. The family bathroom is finished with fully tiled walls and vinyl floor covering.

Additional features include gas-fired central heating, a BER rating of C3 with excellent potential to improve to an A3 rating, and a raised rear garden with aluminium storage shed.

This property represents an ideal opportunity for first-time buyers, investors, or families seeking a conveniently located and well-maintained home in Athlone.

Key Features

- Well-appointed 3-bedroom semi-detached home
- Excellent location close to Retreat Road
- Convenient to IDA Business Park and TUS Athlone University
- Easy access to M6 motorway at Junction 9
- Two double bedrooms and one single bedroom
- Fitted wardrobes in all bedrooms
- Family bathroom with fully tiled walls
- Entrance hall with timber flooring
- Spacious living room with new carpet and stove insert
- Open-plan kitchen/dining room, with open fire with back boiler
- Gas-fired central heating
- BER C3 with potential for A3 upgrade
- Raised rear garden
- Aluminium garden shed

Accommodation

Ground Floor

- Entrance Hall
- Living Room
- Kitchen / Dining Room

First Floor

- 2 Double Bedrooms
- 1 Single Bedroom
- Family Bathroom

BER

BER Rating: C3

BER Number: 106324973

Viewings are strictly by appointment.

Stan Bradbury

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23 Church St., Athlone, Co Westmeath

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