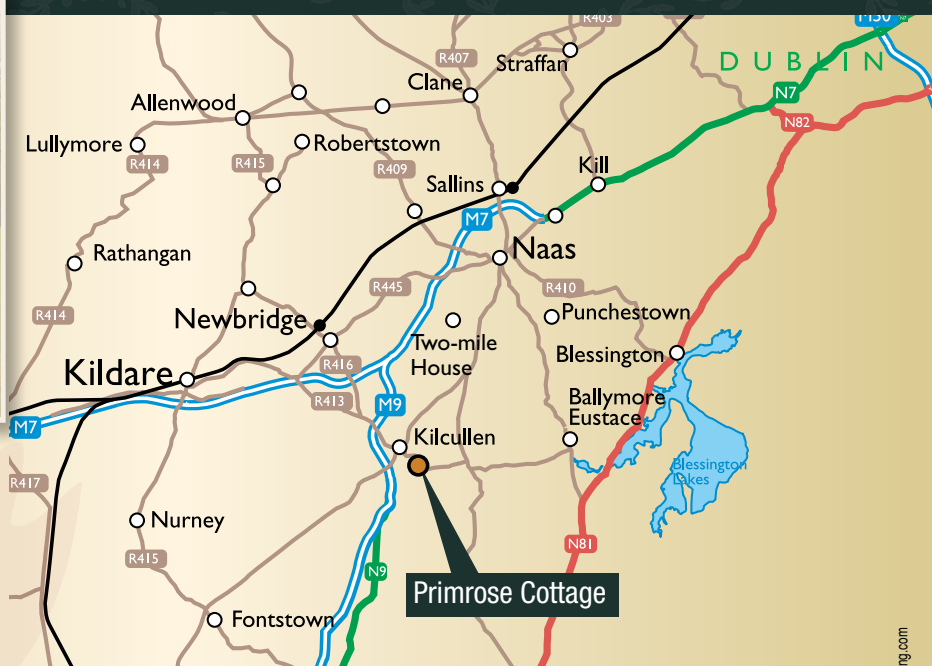


SPECIAL FEATURES

- Hardwood double glazed windows.
- Oil fired central heating with new condenser boiler.
- Tastefully renovated and extended.
- Part underfloor heating.
- Landscaped c. $\frac{2}{3}$ Acre site.
- Stream meandering by the property.
- Separate c.240 sq. ft. office.
- Vaulted ceilings in part of the house.
- c.2,660 sq. ft. (c. 247 sq. m.).
- Presented in pristine condition throughout.



BER NO: 107605800



INCLUSIONS:

Carpets, blinds, fridge/freezer, dishwasher

EXCLUSIONS:

Light fittings and AGA Cooker.

SERVICES:

Mains water, septic tank drainage, electricity, oil fired central heating, refuse collection, monitored alarm.

SOLICITOR:

Conor O'Toole, Moorefield Road, Newbridge.

CONTACT DETAILS:

Liam Hargaden

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M: 086-2569750

**VIEWING STRICTLY BY APPOINTMENT
WITH SOLE SELLING AGENTS**



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Ph: +353 (0)45 433 550, Fax: +353 (0)45 434 122

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FOR SALE BY PRIVATE TREATY



PRIMROSE COTTAGE

MILE MILL, KILCULLEN, CO. KILDARE



Charming detached c.2,660 Sq. Ft. Residence with separate office on c.²/₃ Acre



BER C3

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: (045) 433 550

CHARMING DETACHED COTTAGE



PRIMROSE COTTAGE

MILE MILL, KILCULLEN, CO. KILDARE

Primrose Cottage" is an extended detached 2 storey and single storey residence which was extensively refurbished in 2001 and extended in 2004. Presented in excellent condition and finished to a high specification containing c.2,660 sq. ft. (c.247 sq. m.) of spacious well proportioned accommodation. Approached by a recessed stone entrance through electric gates to a gravel drive standing on c. $\frac{2}{3}$ Acre, gardens mainly in lawn with a stream meandering past the boundary and flower beds enclosed by trees/hedges. Separate to the house is a detached office containing c.240 sq. ft. (c.22.3 sq. m.). This is an ideal family home on its own site in a sought after location within easy access of all the amenities.

Set in a nice quiet rural setting only 1 $\frac{1}{4}$ miles from Kilcullen with a selection of shops, restaurants, pubs, schools and church on your doorstep. The surrounding towns of Naas, Newbridge and Kildare offer a wide variety of amenities whether it is restaurants and pubs for a relaxing evening out, leisure facilities or shopping with the Whitewater shopping centre and the Kildare retail outlet village closeby. For the sporting enthusiast local amenities include GAA, rugby, soccer, horse riding, golf, swimming, canoeing, hockey, tennis and racing in the Curragh, Naas and Punchestown. Commuters have the benefit of the M9 Motorway access (c.1.2 miles) providing a direct access to the City along with the bus route in Kilcullen and commuter rail service from Sallins and Newbridge Stations. The Luas is available from Kingswood.



PAGE ON BEAUTIFUL GROUNDS...

ACCOMMODATION:

| | | |
|-----------------------------|---------------|---|
| Entrance porch | 1.86m x 1.55m | <i>With french oak floor.</i> |
| Hall: | 4m x 3.9m | <i>With french oak floor, staircase and cast iron fireplace.</i> |
| Sittingroom: | 5.9m x 6.27m | <i>With beamed ceiling, french oak floor and feature sandstone fireplace.</i> |
| Toilet: | | <i>With w.c., w.h.b., tiled floor and surround.</i> |
| Cloak closet. | | |
| Kitchen: | 5.44m x 4.02m | <i>With tiled floor, Belfast sink unit, polished granite worktops, Franke sink unit, cream and pine fitted presses, integrated dishwasher, integrated fridge freezer and 3.9m ceiling height.</i> |
| Diningroom: | 4.37m x 3.95m | <i>With oak floor and 3.9 m ceiling height.</i> |
| Back hall: | | <i>With fitted presses, tiled floor, attic access with stairs partly floored with light.</i> |
| Back entrance lobby: | 4.43m x 2.95m | <i>With tiled floor, attic access with stairs partly floored with light.</i> |
| Utility: | | <i>With fitted presses, sink unit, plumbed, tiled floor and surround.</i> |
| Shower room: | | <i>With electric shower, w.c., w.h.b., tiled floor and walls.</i> |
| Bedroom 2: | 4m x 3.4m | <i>With 3 m ceiling height.</i> |
| Bedroom 3: | 3.95m x 3.4m | <i>With 3m ceiling height.</i> |
| Bedroom 4/Office: | 2.93m x 2.91m | <i>With fitted presses and 3m ceiling height.</i> |

UPSTAIRS:

| | | |
|-------------------------|--------------|--|
| Landing: | | |
| Main Bedroom: | 5.92m x 3.8m | <i>With walk-in wardrobe and shower room with double shower and tiled floor.</i> |
| Bathroom: | 4m x 2.53m | <i>With stand alone bath, tiled floor, vanity w.h.b. and fitted presses.</i> |
| Separate Toilet: | | <i>With w.c., w.h.b., tiled floor and surround.</i> |

OUTSIDE:

Approached by a stone recessed entrance through electric gates to a gravel drive with site standing on c.²/₃ Acre enclosed by trees and hedges with the gardens mainly in lawn with flower beds, fruit trees and stream meandering by the property. There is also a glass house, a fuel store, tool shed and outside power point. There is a separate office containing c.240 sq. ft. (c.22.3 sq. m.) with toilet, office, store room, attic access partly floored benefiting from its own separate entrance and electric heating.

