



SUPERB DETACHED BUNGALOW ON THE EDGE OF BALLYMORE EUSTACE

“DRINAGH”, GOLDEN FALLS, BALLYMORE EUSTACE, CO. KILDARE

Guide Price: €350,000

BER C2



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**“DRINAGH”, GOLDEN FALLS,
BALLYMORE EUSTACE,
CO. KILDARE
W91FH11**

DESCRIPTION:

Approached by a gravel drive with gardens to front and rear in lawn enclosed by trees and hedges, this superb bungalow is situated just 500 metres from the centre of Ballymore Eustace. The property extends to circa 123 sq.m/1,324 sq.ft of spacious accommodation presented in excellent condition throughout with PVC fascia/soffits, oil fired central heating, PVC double glazed windows, high gloss fitted kitchen and attached garage. The site extends to circa 0.2 of an acre with a west facing rear garden. Ballymore Eustace is a sought after village environment situated just off the N81 with school, church, pubs and restaurants. It is approximately 7km from Blessington and 11km from Naas.

AMENITIES:

Nearby amenities include GAA, water sports, golf, rugby, horse riding, hill walking and racing in Naas, Punchestown and The Curragh.

ACCOMMODATION:

Entrance Hall: 4m x 1.8m with recessed lights.

Sittingroom: 5.5m x 3.3m with marble fireplace, Henley insert stove with cast iron surround and shelving.

Kitchen/Diningroom: 7.95m x 3.6m with solid oak floor, built-in high gloss ground and eye level units, Belling double oven, integrated fridge freezer, larder unit, island unit with Smeg 5 ring electric hob and extractor hood, Franke stainless steel sink, integrated Belling dishwasher, recessed lights and patio doors leading to rear garden

Utility: plumbed, fitted presses.

Hot press: shelved with immersion.

Showerroom/wet room: fully tiled, heated towel rail, w.c., w.h.b., shower.

Bedroom 1: 4.21m x 3.31m with laminate floor and double built-in wardrobes

Bedroom 2: 3.4m x 3.01m with laminate floor and double built-in wardrobes.

Bedroom 3: 3.34m x 3.02m with laminate floor.

Bedroom 4: 3.34m x 3.02m with laminate floor.

FEATURES:

- In superb condition throughout.
- PVC double glazed windows.
- Oil fired central heating.
- High gloss fitted kitchen.
- Attached garage.
- Less than 500 metres from the Village Centre.
- Security alarm.

OUTSIDE:

Approached by a gravel drive with gardens to front and rear in lawn enclosed by trees and hedges. There is a garage with up and over door attached to the bungalow which extends to approx 18 sq.m (Circa 194 sq.ft).

SERVICES:

Mains water, mains sewerage, gas fired central heating.

SOLICITOR:

Reidy Stafford Solicitors, Newbridge, Co. Kildare.

INCLUSIONS: **TBC**

BER: **C2**

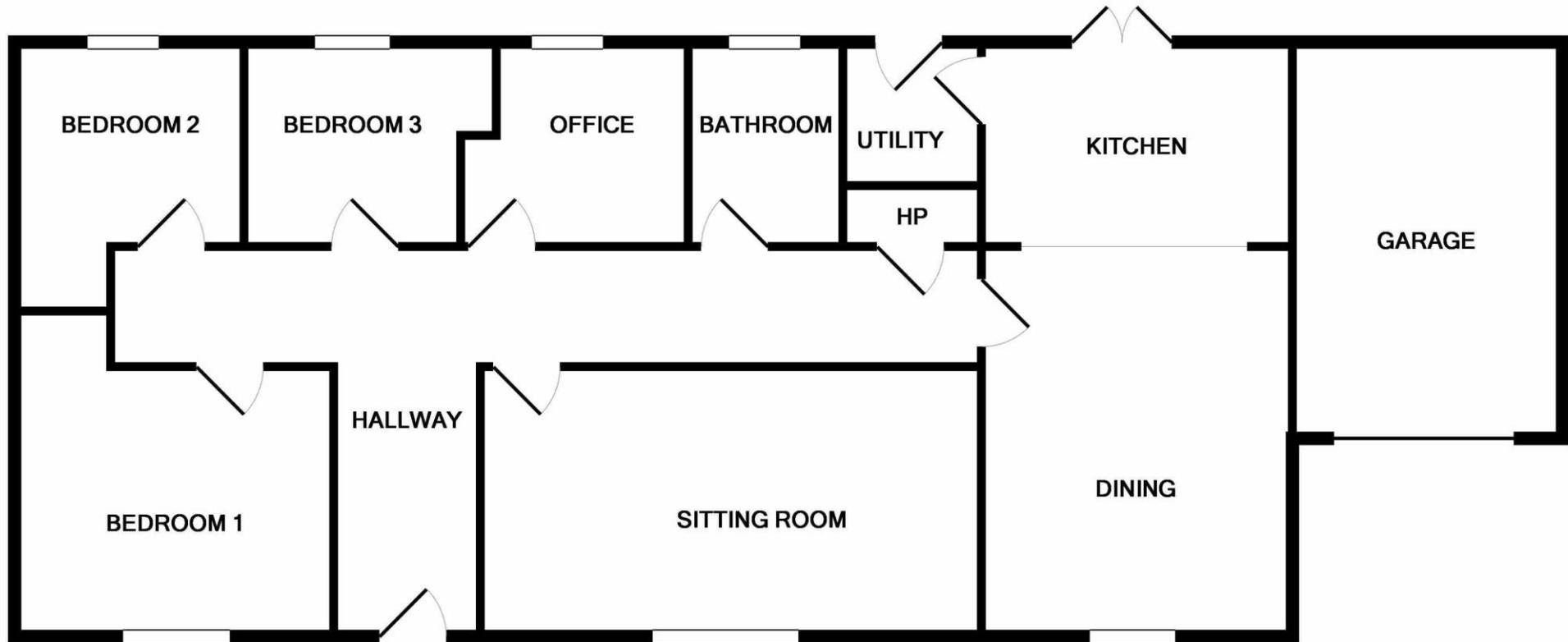
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TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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