



BER C1

SPACIOUS 4 BEDROOM RESIDENCE.

**11 THE SQUARE, CNOC NA GREINE, KILCULLEN,
CO. KILDARE**

GUIDE PRICE: €280,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

11 THE SQUARE, CNOC NA GREINE,
KILCULLEN,
CO. KILDARE

FEATURES:

- Overlooking a large green area.
- Within walking distance of town centre.
- Large 2 car driveway.
- Gas fired central heating.
- Hardwood double glazed windows.
- Low maintenance exterior.
- Exceptionally spacious property C.148.6 sq. m. (c.1,600 sq. ft.).
- Presented in excellent condition throughout.

DESCRIPTION:

Cnoc na Greine is a modern residential development built around 2003 situated on the edge of Kilcullen. The house is presented in excellent condition throughout containing c.148.6 sq. m. (c.1,600 sq. ft.) with the benefit of gas fired central heating, hardwood double glazed windows, low maintenance brick façade and a south west facing rear garden. Situated within a quiet enclave in Cnoc na Greine, the property is only a short walk from the town centre with shops, pubs, restaurants, schools and church. The M9 Motorway is only a short drive, bus route from the Naas Road and commuter rail service from Newbridge or Sallins stations. .

ACCOMMODATION:

Entrance Hall: 4.06m x 1.4m.
With tiled floor and closet.

Toilet:

With w.c., w.h.b. and tiled floor.

Utility Room:

With tiled floor, plumbed, shelving and fitted presses.

Kitchen/Diningroom: 5.73m x 3.35m

With tiled floor & surround, built-in ground and eye level units, stainless steel sink, electric oven, electric hob and extractor.

Family room: 3.57m x 3m

With laminate floor.

Upstairs:

Sitting room: 5.76m x 3.43m

With oak floor, fireplace and coving

Bedroom 1: 5.76m x 3.06m

With a range of built-in wardrobes.

Ensuite:

w.c., w.h.b., shower, fully tiled floor and walls and heated towel rail.

Bedroom 2: 5.76m x 3.05m

With built-in wardrobe and laminate floor.

Bathroom:

With w.c., w.h.b., bath with shower attachment, fully tiled.

Bedroom 3: 3.42m x 2.5m

With built-in wardrobe.

Bedroom 4: 3.15m x 2.5m

With built-in wardrobe.

OUTSIDE:

Concrete drive to front with space for 2 cars. Low maintenance brick façade. South-west facing rear garden.

SERVICES:

Mains water, mains drainage and gas fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings and integrated appliances.

BER: C1 – 112202023

SOLICITOR:

TBC

Viewing Strictly by Appointment only.

Mark Neylon: 045-433550

mark@jordancs.ie





CONTACT:

Mark Neylon

T: 045-433550 E: mark@jordancs.ie

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



Edward Street, Newbridge, Co. Kildare.

T: 045-433550

www.jordancs.ie

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