



# 4 BARRACK STREET CLOSE

BALLYMORE EUSTACE, CO. KILDARE, W91RY92



3



3



c. 105 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

Located in a quiet cul de sac just off Barrack Street in the quaint and picturesque village of Ballymore Eustace. Ballymore Eustace is a very attractive and welcoming village nestled on the banks of the River Liffey, close to the Wicklow border. Local amenities include Russborough House, Blessington Sailing Club, Golden Falls Lake, Poulaphouca, with horse racing at Punchestown, Naas and The Curragh Race Courses close by. Ballymore Eustace is located just off the N81, Naas: c. 9 km. Blessington: c. 6.4 km. Just a 25 minute drive from the M50 Motorway on the main 65 Dublin bus route.

### DESCRIPTION:

Beautiful three bedroom end of terrace residence overlooking a large green area. The property is among 12 houses of similar type nestled in a cul de sac that is quiet and secluded and off the beaten track making it all the more appealing. Built c. 2008 and extending to c. 105 sq.mts/ 1,130 sq. ft. No 4 is very well presented throughout with wooden flooring, bay windows, modern kitchen and bathrooms and fitted wardrobes. The living space comes complete with open fire and the bedrooms are all doubles with the master being en-suite. The parking is communal parking to the front and the rear garden is well laid out with mature shrubbery, barna shed and side entrance.

### ACCOMMODATION:

<b>Entrance Hall</b>	5.77m x 1.78m.	With wooden flooring, understairs storage and guest w.c.
<b>W.C.</b>	1.67m x 1.42m.	With w.c., w.h.b., tiled floor and splashback.
<b>Kitchen/ Dining Room</b>	5.23m x 4.17m.	With solid cherrywood shaker kitchen units, oven and hob, tiled floor and splashback and french doors to garden.
<b>Utility Room</b>	1.51m x 1.19m.	Plumbed for washing machine.
<b>Living Room</b>	5.50m x 3.39m.	With large bay window, wooden flooring, feature open fireplace with marble surround and double doors to kitchen.



**Upstairs**

**Bedroom 1** 3.67m x 2.48m.

**Bedroom 2** 4.83m x 2.64m.

**Bedroom 3** 3.53m x 2.96m.

**En-Suite** 2.40m x 1.19m.

**Bathroom** 2.41m x 1.97m.

Landing with hotpress and attic access with attic ladder fitted.

With fitted wardrobe.

With fitted wardrobe, bay window and en-suite.

With large shower cubicle with electric shower, w.c., w.h.b., tiled flooring and part tiled walls.

With bath with electric shower and glass shower screen, w.c., w.h.b., built in shelves, tiled flooring and part tiled walls.



## **OUTSIDE:**

- Communal Parking to the front
- Patio Area to the rear
- Stepped Garden with mature shrubbery
- Barna Shed



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3**

**PRICE REGION:**

**€299,000**



JP&M  
**DOYLE**

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