



FOR SALE BY PRIVATE TREATY



EXCEPTIONAL DETACHED 5 BEDROOM RESIDENCE WITH CONSERVATORY

1 ESKER LEA,
NAAS ROAD,
KILCULLEN,
CO. KILDARE.

GUIDE PRICE: €349,500

BER > C2

DESCRIPTION:

1 Esker Lea was the original showhouse for this development and finished to an exceptionally high standard presented in excellent condition throughout. Nestled in a quiet cul-de-sac, this is an end house overlooking a green area, within this exclusive development of 38 semi-detached and detached houses built in 2003. Esker Lea is in a sought after location only a short walk from the town centre with shops, pubs, restaurants, schools and church on your doorstep. Approached by a cobble loc drive with manicured landscaped gardens to front and rear with lawns, trees, shrubs, flower beds and raised patio area enclosed by stone wall. The house offers spacious light filled accommodation extending to c. 174 sq. m. (c.1,870 sq. ft.) with gas fired central heating, conservatory, PVC double glazed windows, maintenance free red brick/dashed exterior, cream fitted kitchen with integrated appliances and built-in wardrobes in 4 rooms. The M9 Motorway is closeby, bus route and regular commuter rail services available from Newbridge/Sallins stations.



ACCOMMODATION:

Entrance hall:	4.92m x 1.97m	With tiled floor, coving and understairs storage
Toilet:		With w.c., w.h.b, and tiled floor.
Sittingroom:	3.67m x 5.38m	Into bay window, wooden floor, coving, wall lights, marble fireplace, double doors leading to
Diningroom:	2.87m x 4.25m	Coving, wooden floor and patio doors to Conservatory.
Familyroom:	4.16m x 2.52m	Bay window with coving, oak floor and recessed lights.
Kitchen:	5.58m x 4.34m	With tiled floor, cream built-in ground and eye-level presses, recessed lights, s.s. sink unit, gas hob, electric oven, tiled surround, integrated fridge freezer, extractor unit and integrated dishwasher.
Conservatory:	4.74m x 3m	With tiled floor and French doors to rear garden.
Utility:		With cream built-in ground and eye level presses, plumbed, tiled floor, s.s. sink unit and gas burner.



ACCOMMODATION CONT'D:

Upstairs:

Bedroom 1:	3.97m x 3.45m	With oak floor and shelving.
Ensuite:		With w.c., w.h.b., shower, tiled floor and surround.
Bedroom 2:	3.47m x 2.6m	With a range of built-in wardrobes
Bedroom 3:	3.87m x 2.56m	With a range of built-in wardrobes.
Bedroom 4:	3.97m x 2.19m	With built-in wardrobes and laminate floor.
Bedroom 5:	2.69m x 2.69m	With built-in wardrobes.
Bathroom:		With w.c., w.h.b., bath, electric shower, fully tiled floor and walls.
Landing:		With hotpress (shelved with immersion).

OUTSIDE:

Approached by a cobble loc drive to front, gardens are laid out mainly in lawn with a selection of trees, shrubs, flower beds. There is a raised paved patio area surrounded by a stone wall with wall lights and inset lights in the paving slabs. Side access on both sides of house with metal gates. There is also a barna shed, outside tap and external lighting.



SPECIAL FEATURES

- Original Showhouse.
- Conservatory.
- Manicured landscaped gardens to front and rear.
- Gas fired central heating.
- PVC double glazed windows.
- PVC fascia/soffits.
- Maintenance free red brick/dashed exterior.
- Cream fitted kitchen with integrated appliances.
- Built-in wardrobe in 4 rooms.
- Overlooking a green area.



INCLUSIONS:

SERVICES:

Mains water, mains drainage, electricity, alarm, gas fired central heating.

SOLICITOR:

PRICE: €349,500

BER: C2 BER NO: 106604739

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