

# For Sale

Asking Price: €465,000

Sherry  
FitzGerald  
O'Reilly



1 The Elms,  
Cut Bush,  
Curragh,  
Co Kildare,  
R56 WP95.

BER C2

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald O'Reilly are pleased to bring you 1 The Elms, a 4 bedroomed detached home extending to 138 m<sup>2</sup> approximately, located in the village of Cutbush. This is a very spacious home with many light-filled reception rooms set on a large garden. It includes an integral garage which may be suitable for conversion, and block built sheds to rear.

Situated in Cutbush, with its friendly local pub and primary school, this home is just a few minutes drive from either the M7 or M9. While just five minutes from the village of Suncroft, this home is 9 minutes from the town of Kilcullen with its many shops, restaurants and sporting facilities. The Whitewater Shopping Centre and the Kildare Village Outlet are just 10 minutes away. This home is surrounded by an array of sporting facilities, with GAA and athletic clubs in Suncroft and Newbridge rugby club and the Curragh golf club nearby. For the horse lover, the Curragh racecourse is just minutes away, as are the many local horse riding centres.

This property is perfect for the family looking for a private detached home with all the benefits of country living but with easy access to urban facilities. The property was extensively refurbished in 2012 including the addition of double glazed windows and doors, internal insulation, new boiler and complete rewiring.

The well-proportioned accommodation briefly comprises entrance hall, sitting/dining room, living room, study, kitchen, guest wc, garage. Upstairs - 4 bedrooms and family bathroom.



## Accommodation

**Entrance Hall** 4.83m x 2.06m (15'10" x 6'9"): There is a composite front door and the hall is clad in carpet. With understairs closet (3m x 0.8m).

**Sitting/Dining Room** 8.13m x 3.76m (26'8" x 12'4"): This is a large light filled room of dual aspect, with large window to front and French doors to rear. The room features a natural stone fireplace with open fire and has a solid wood floor.

**Living Room** 4.03m x 3.28m (13'3" x 10'9"): Set just off the kitchen, this is a cosy room of dual aspect with a woodburning stove set on a flag stone hearth and a laminate oak floor. With back door to garden and door to rear hall.

**Study** 4.8m x 2.73m (15'9" x 8'11"): The study boasts large windows to front and side. It has a linoleum floor and attic access.

**Kitchen//Dining Area** 5.92m x 3.16m (19'5" x 10'4"): The spacious kitchen offers lots of storage. It is fitted with large selection of Shaker style cabinets with a laminate oak floor underfoot. The kitchen includes integrated fridge freezer, dishwasher, oven and ceramic hob. It is floored with an attractive oak laminate.

**Rear Hall** 1.51m x 1.23m (4'11" x 4'): Doors to wc and garage.

**Guest WC** 1.35m x 1.21m (4'5" x 4'): With wc and wash basin, linoleum floor.

**Garage** 5.11m x 3.23m (16'9" x 10'7"): Integral garage with up and over door

**Upstairs Landing** 3.72m x 2.1m (12'2" x 6'11"): With carpet floor and hotpress off.

**Bedroom 1** 3.21m x 3.04m (10'6" x 10'): This is a double bedroom to front with a solid wood floor and built-in wardrobes.

**Bedroom 2** 3m x 2.64m (9'10" x 8'8"): A double room to front with built in wardrobe.

**Bedroom 3** 2.71m x 2.6m (8'11" x 8'6"): This is a single room with wooden floor and rear view.

**Bedroom 4** 3.24m x 2.78m (10'8" x 9'1"): A double bedroom with views of the rear garden and wooden floor.

**Bathroom** 2.14m x 1.92m (7' x 6'4"): The bathroom is fitted with wc, wash basin and bath with overhead electric shower. It has tiled surrounds.

## Outside

**Sheds-** The block built shed is partitioned in three – 4.07m x 2.88m, 4.07m x 3.16m, 2.52m x 1.52m.

**Garden** To front is a driveway accommodating 4 cars and a garden in lawn with mature trees of beech and cedar, with hedging borders. The back garden is completely private and enclosed with a south westerly aspect. It offers lawn, copper beech hedging, cypress trees, laurel and pampas grass.







### Special Features & Services

- Built circa 1978.
- Extends to a generous 138m<sup>2</sup> approximately.
- Bright, light filled home.
- Oil fired central heating.
- Fitted alarm system.
- uPVC double glazed windows.
- Large driveway with parking for 4 cars.
- Carpets and integrated appliances - fridge freezer, oven, dishwasher - are included.
- Gardens with mature trees, evergreens and shrubs.
- Integral garage and separate storage sheds.
- 3 minute walk to the local primary school or 9 minute drive to the nearby Gaelscoil Cill Dara.
- Secondary schools - both public and private - available in Newbridge and Kilcullen.
- Sporting facilities close by, with GAA and athletic clubs in Suncroft, Newbridge rugby club and the Curragh golf club just a short drive away.
- Just 6km from the M9 or 5.5km from the M7.
- Just 10 minutes' drive to the bustling town of Newbridge with its shopping centre, schools, leisure facilities and the Arrow commuter train, with easy access to Dublin and the docklands.

BER BER C2, BER No. 116153511









---

### NEGOTIATOR

Padraig Broe  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

### DIRECTIONS

From the M9, take the Kilcullen exit, and turn right onto the R418. Take the second left turn onto the L6078, signposted Cutbush and follow the road for 4.2km into Cutbush. Take the left turn, then immediately right, and the house is on the right.

From Newbridge or the M7, take the Curragh exit and follow the road to the Curragh camp. Go through the Camp and at the crossroads at Maddenstown, take the left turn. After 850m turn right onto the Ballyfair road. On coming into Cutbush pass the estate labelled The Elms and it is the next house on the left, just before the T junction.

---

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057