



**DETACHED 4 BEDROOM BUNGALOW ON C. 4.49 ACRES WITH DOUBLE GARAGE,  
2 STABLES, HAYSHED AND PADDOCKS**

**Ballysax Hills, Cutbush, The Curragh, Co. Kildare, R56 F218**

**GUIDE PRICE: € 450,000**

**BER D2**



**PSRA Reg. No. 001536**

## Ballysax Hills, Cutbush, The Curragh, Co. Kildare, R56 F218

### DESCRIPTION:

#### **Detached Bungalow with Huge Potential together with outbuildings which would suit a number of purposes.**

The property comprises a detached c. 1,450 sq.ft. 4 bedroom bungalow standing on c. 4.49 acres with double garage to the rear. Approached by a tarmacadam circular drive with mature gardens to the front which are a feature of the property ensuring complete privacy. The bungalow has the benefit of oil fired central heating and single glaze hardwood windows throughout. The yard includes 2 stables, 3 span hayshed with concrete base and utility store shed with 2 paddocks to the rear which are all in permanent pasture and provide excellent shelter with piped water laid on.

The property is located in the townland of Ballysax just outside the Village of Cutbush which has the benefit of a primary school, pub and shop. The road links Cutbush with R142 miles from Kilcullen/Athy Road. It is easily accessible to the M9 Motorway at Kilcullen and 5 km Kilcullen. The surrounding towns of Kilcullen c. 5 km, Newbridge 9 km and Kildare 7 km all with excellent educational, recreational and shopping facilities including Whitewater Shopping Centre and Kildare Retail Outlet Village. Located 50 km south west of Dublin just off the M7 Motorway at Junction 12 with a good road and rail infrastructure linking to the City with bus route, commuter rail service from Kildare/Newbridge Station.

### FEATURES:

- \* Stanley oil fired cooker (heats the property)
- \* 4 bedrooms with master ensuite
- \* Double garage with outside tap
- \* Utility store shed
- \* Phonewatch Alarm & CCTV
- \* Oil fired central heating
- \* Tarmacadam circular drive
- \* 2 Paddocks
- \* 3 span shed, small calf shed & crush facility
- \* Rear garden & Patio Area

### ACCOMMODATION:

Entrance Hall: 5.50m x 1.48m  
Carpet flooring, coving.

Cloakroom:  
Carpet

Dining Room: 5.23m x 3.64m  
Carpet, coving, marble fireplace.

TV Room: 3.93m x 3.60m  
Beech flooring, coving, stove.

Kitchen/Dining: 4.83m x 2.99m  
Stanley oil fired cooker, electric cooker, presses, s.s. sink unit, tiled floor.

Utility Room: 2.29m x 3.02m  
Tiled floor, integrated Zanussi dishwasher, washing machine, Hotpoint fridge/freezer, s.s. sink, gas cooker.

Sitting Room: 4.85m x 3.63m  
Carpet, coving, marble fireplace.

Family Bathroom: 1.79m x 3.01m  
Fully tiled, w.h.b., bath, w.c.

Master Bedroom: 3.60m x 3.63m  
Carpet and built in wardrobes.

En-Suite:  
Fully tiled, shower, w.c., w.h.b.

Bedroom 2: 3.62m x 3.68m  
Carpet.

Bedroom 3: 3.02m x 3.28m  
Carpet.

Bedroom 4: 3.64m x 2.31m  
Carpet.

Double Garage: 6.28m x 4.88m (size per garage)  
Sliding door.

Stable 1: 4.37m x 3.71m

Stable 2: 4.37m x 3.54m

Store Room: 1.23m x 4.39m

### OUTSIDE:

There is a double garage each with over 330 sq.ft., gardens are a feature of the property and mainly comprise lawn with circular tarmacadam drive from the R142. The yard includes 2 stables, 3 span hayshed with concrete base and utility store shed. There are 2 paddocks to the rear with own access from the R142 which are all in permanent pasture and provide excellent shelter with piped water laid on.

### AMENITIES:

- Hunting: with the Kildare's and South County.
- Racing: Curragh, Naas, Punchestown, Leopardstown.
- Golf: Royal Curragh Golf Club, K Club Straffan, Naas, Newbridge, Cill Dara.
- Shopping: Whitewater Shopping Centre in Newbridge and Kildare Retail Village in Kildare Town.
- Schools: Primary & Secondary in Newbridge, Kildare & Naas.
- Transport: Train from Newbridge and Kildare to Heuston Station and Grand Canal Dock in City (30 mins); Bus regular service to City Centre from Newbridge and Naas.

### SERVICES:

Services include mains water, septic tank drainage, ESB, alarm and oil fired central heating.

### INCLUSIONS:

Stanley Cooker, Electric Cooker, Zanussi Dishwasher & washing machine, Hotpoint Fridge Freezer, Gas Cooker, carpets, curtains, blinds, light fittings.

### SOLICITOR:

Niall Farrell, Patrick J. Farrell Solicitors, Charlotte Street, Newbridge, Co. Kildare.

**BER:** D2

**BER NO:** 104069745

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