



## FOR SALE BY PRIVATE TREATY



### ROGUES RETREAT COONOUGH, CARBURY, CO KILDARE W91DVW3

Simply superb! PropertyTeam Carey Auctioneers are delighted to present 'Rogue's Retreat' an exceptional and stunning 5 bed detached bungalow style residence with a fantastic open plan attic storage area. Superbly laid out internally, with large open plan living areas, bright & spacious rooms all decorated to the highest standard. Dual central heating, with solid fuel range cooker. Separate detached garage & large workshop fuel store accommodation

**ASKING PRICE: €325,000**

PSR Licence No 001731

**CAREY AUCTIONEERS**

• Chartered Surveyors • Auctioneers • Valuers

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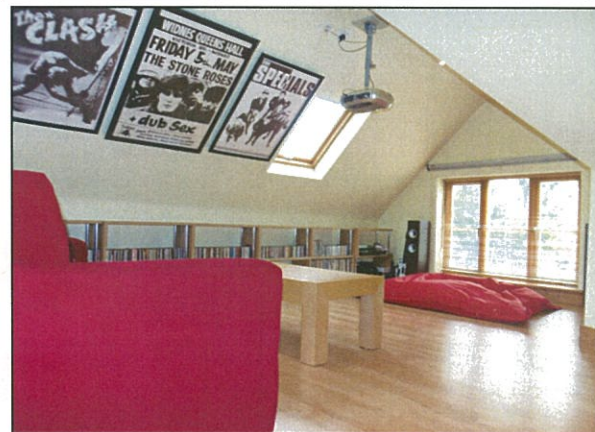


ACCOMMODATION		
Entrance Hall		Tiled flooring, alarm key pad, stairs to attic & open plan to Kitchen
Kitchen/ Dining area	5.76m x 5.2m	Tiled floor, excellent range of attractive fitted units, island unit, solid fuel cooker & range style cooker & extractor canopy, open plan to living/dining area
Utility	4.0m x 2.0m	Tiled flooring, range of fitted units & plumbed for washing machine & dryer
Living room / Sitting room	9.2m x 5.45m	T & G flooring, solid fuel stove, raised formal dining area, patio doors to rear garden, recessed lights & coving
Master bedroom	6.86m x 3.58m	Bright spacious room with distinctive features & carpet flooring
En-suite	2.01m x 2.0m	Fully tiled floor & walls, shower, wc & whb
Bedroom 2	3.32m x 3.67m	Front room, semi solid flooring, coving & recessed lighting
Bedroom 3	3.64m x 3.32m	Front room, semi solid flooring, coving & recessed lighting
Bedroom 4	3.91m x 3.06m	End room, coving, recessed lighting & carpet flooring
Bedroom 5	3.51m x 3.31	Front room, semi solid flooring, coving & recessed lighting
Bathroom	2.45m x 1.7m	Tiled floor corner bath, bidet & wc & whb



**FEATURES;**

- c205 sq m, not including attic storage of 110 sq m
- Excellently laid out
- Lovely rear decking
- Detached garage
- Large fuel store/workshop
- Lovely & well maintained large site
- Dual central heating & solid fuel range
- Excellent family home
- Great location, only 2km to Derrinturn village, with primary school, shops & public transport



**DIRECTIONS**

From Dublin, take the M4 to Enfield (for a toll-free option, exit at Junction 8 Kilcock & then R148 to Enfield), and then take the R402 towards Edenderry. After about 9kms, you turn left at "The Sweep" crossroads (you'll notice a thatched cottage on your right). Drive down here for 1km & turn right for Derrinturn, and the property is along here on the right. GPS (from Google Maps) 53.353141; - 6.9266969