

## FOR SALE BY PRIVATE TREATY







# ROGUES RETREATCOONOUGH, CARBURY, CO KILDARE W91DVW3

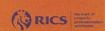
Simply superb! PropertyTeam Carey Auctioneers are delighted to present 'Rogue's Retreat' an exceptional and stunning 5 bed detached bungalow style residence with a fantastic open plan attic storage area. Superbly laid out internally, with large open plan living areas, bright & spacious rooms all decorated 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



CHARTERED



## www.propertyteam.ie

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

Carey Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Carey Auctioneers are licensed to use the name 'Property Team' as franchisees of Property Team Limited.