



**SUPERB DETACHED C.2,000 SQ. FT. DORMER BUNGALOW**

**3 BURROW MANOR, CALVERSTOWN, CO. KILDARE**

**Guide Price: €349,500**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

### 3 BURROW MANOR, CALVERSTOWN, CO. KILDARE.

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#### DESCRIPTION:

Located in the picturesque village of Calverstown, with convenience store and pub only 3 miles south of Kilcullen/M9 Motorway interchange with direct access to the City. Situated on a corner site in this quiet cul-de-sac of 3 houses overlooking a large green area in this modern development of detached houses. Built in 2004 extending to c.2,000 sq. ft. (c.185.8 sq. m.) of spacious living accommodation with PVC woodgrain double glazed windows, oil fired central heating, 9ft ceilings downstairs, 2 ensuite bedrooms, PVC fascia/soffits and cream fitted kitchen with island unit and granite worktops.

#### OUTSIDE:

Approached by a concrete driveway with gardens to front and rear, mostly walled, all in grass with beech hedging around the front wall. There is also barna shed.

#### ACCOMMODATION:

**Entrance hall:** 3.7m x 1.8m

Solid oak floor, coving, recessed lights and understairs storage.

**Livingroom:** 7.8m x 4.3m

Feature fireplace, gas fire, coving, bay window and patio doors to rear garden. Double doors leading to:

**Kitchen/Diningroom:** 7.5m x 4.85m

Range of cream fitted solid wood units with granite worktops, island unit, Belfast sink, tiled floor, tiled surround, Neff microwave, Neff integrated dishwasher, fitted Neff double oven and hob, double American style fridge, coving, recessed lights and French doors to garden.

**Utility:** 3m x 1.35m

Range of fitted units, tiled floor, plumbed for washing machine/dryer and door to rear garden.

#### Bathroom:

Fitted bath, w.c., w.h.b., wood panelled surround, coving and tiled floor.

**Bedroom 1:** 4.75m x 3.5m

Fitted wardrobes.

**Bedroom 2/Study:** 3.4m x 3m

Built-in wardrobes.

#### Upstairs:

**Bedroom 3:** 4.1m x 3.8m

Walk-in dressingroom off (c.6m x 3.5m) shelving and hanging space. Previously a bedroom.

**Bedroom 4:** 4.23m x 3.7m

Fitted wardrobes.

**Ensuite:** 3.7m x 2.2m

Bath, shower, w.c., w.h.b., tiled floor and surround.

#### Main Bathroom:

w.c., w.h.b., tiled floor and surround.

#### Walk-in hotpress:

Shelved with immersion.

## SPECIAL FEATURES

- Oil fired central heating, alarm.
- Cream fitted kitchen with island unit, granite worktops.
- 9' ceilings downstairs.
- 2 ensuite bedrooms.
- Woodgrain PVC double glazed windows, PVC fascias, soffits and gutters.
- Internal wood panelled doors throughout.
- Built in wardrobes in all bedrooms.

#### Inclusions:

Carpets, blinds, oven, hob, dishwasher, fridge/freezer, microwave and garden shed.

#### Amenities:

The surrounding towns of Kilcullen 3 miles, Newbridge 8 miles and Naas 10 miles offer a wide range of amenities with pubs, restaurants, boutiques and shopping including Whitewater Shopping Centre and Kildare Retail Outlet Village all within a 10 minute drive.

#### BER Details:

BER Rating: C1 BER Number: 100488584

#### Services:

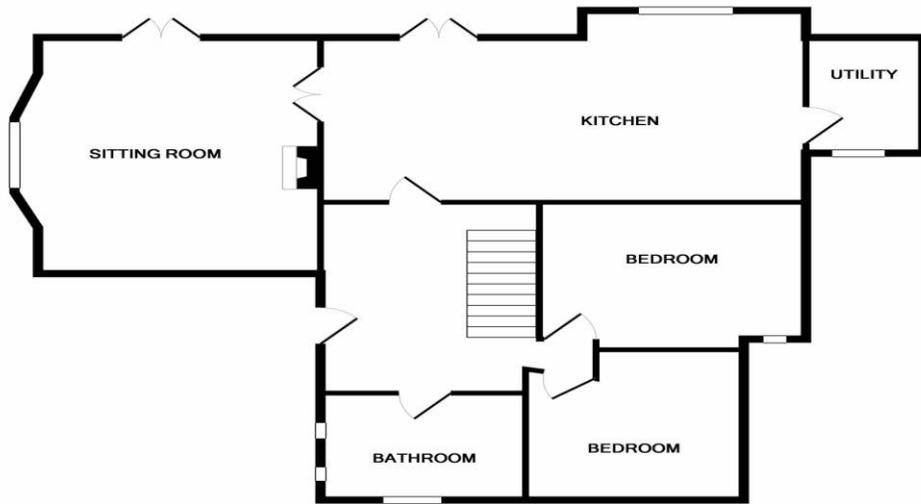
Mains water, mains drainage, refuse collection, oil fired central heating and alarm.

#### Solicitor:

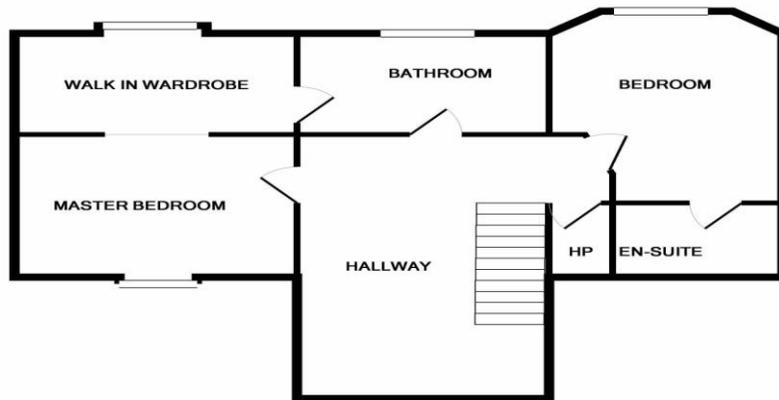
Coonan Cawley. 56 South Main Street, Naas, Co. Kildare







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2000 SQ.FT. (185.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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