

NUGENT

AUCTIONEERS

ESTATE AGENTS & VALUERS



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For sale by Private Treaty

5 CARTER'S HILL, EADESTOWN, NAAS, CO. KILDARE, W91 D7RW

BER B3



**SPECTACULAR 5 BED FAMILY HOME EXCEPTIONALLY PRESENTED THROUGHOUT. IDEALLY
LOCATED IN A PRIVATE DEVELOPMENT IN THE PRESTIGIOUS KILDARE VILLAGE OF
EADESTOWN**

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

Description

Nugent Auctioneers, 045 865 555 (www.nugents.ie) are delighted to present this magnificent, luxurious and appealing family home, 5 Carter's Hill, Eadestown.

The splendour that awaits the lucky new owners is concealed behind electric gates in a most private setting where just six individually designed homes are located in the gated development know as Carter's Hill. No. 5 sits on c. 0.50 Hectares and the split-level design extends to c. 330 sq. mtrs (3,500sq. ft) and is delightfully laid out to accommodate daily living or any social event.

Eadestown is a much sought after place to live with proximity to all services in both Blessington and Naas. It also benefits from an excellent network of roads with the M7 and M50 within easy reach. The local National school has an excellent reputation and is complimented by Funbugs Pre-school. With active GAA and Badminton clubs in addition to a vibrant local community with many groups, this epitomises this ever-popular location.

Location

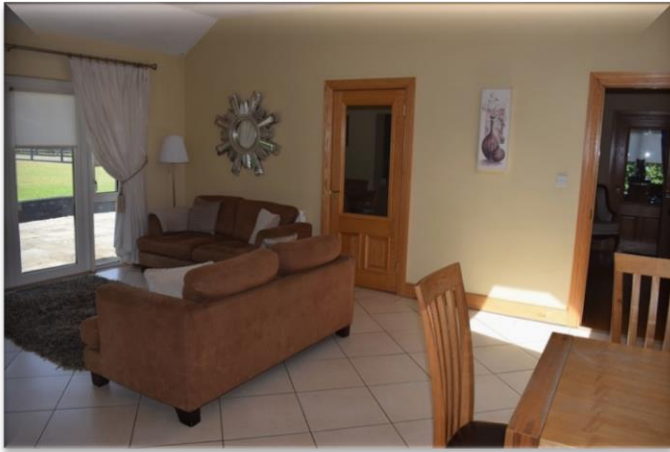
Travel through Blessington on the Main Street (N81), turning right onto the Naas Road (R410) and at the roundabout take the first exit staying on the R410. Continue on this road for 4.9km before turning right onto the L2021. After 0.1km turn left into Carter's Hill. Alternative Route via the M50 and M7 to Naas via Punchestown road to Eadestown.

Accommodation & Floor Sizes

**Note: Floor areas are approximate*

Entrance Reception:	2.96m x 4.81m	Quality oak flooring and stairs to lower level
Living Area:	4.00m x 6.10m	Tiled Floor, stove with feature beam and patio doors to front garden.
Kitchen:	4:00m x 4:05m	Double ceramic hob and fan, larder unit drawer, double oven and tiled floor.
Dining Room:	3.86m x 6.42	Wooden floors and angled feature wall with view to the garden
Lounge:	6.08m x 4.87m	Wooden floor, gas fireplace and patio doors to the garden
Guest W.C:	2.40m x 1.50m	Wallpaper walls, Tiled floors, w.h.b and w.c
Corridor:	3.90m x 2.00m	Leading to bedrooms
Master Bedroom:	4.60m x 4.80m	Carpet floor, walk-in-wardrobe and large ensuite
Walk-in Wardrobe:	2.50m x 2.63m	Built in shelving and railing
Ensuite:	3.70m x 3.81m	Fully tiled, jacuzzi bath, shower unit, w.c and w.h.b
Bedroom 1:	6.40m x 3.40m	Room size incorporates the Ensuite (2.09m x 1.20m). Carpet floor and built in wardrobe. Access to attic
Bedroom 2:	4.80m x 3.20m	Carpet floor





DOWNSTAIRS

Downstairs Lobby:	3.71m x 5.68m	Gate Monitor, under-stairs storage, stairs to upper level.
Games Room:	6.15m x 5.00m	Wooden floor, downlighters and double entrance doors
Utility Room:	3.00m x 3.75m	Angled room design, tiled floor and built-in units. Door to outside
Guest W.C:	1.30m x 2.20m	Wallpaper walls, Tiled floors, w.h.b and w.c
Bedroom 3:	4.60m x 3.50m	Carpet floor and ensuite
Ensuite:	1.42m x 1.30m	Electric Mira shower, tiled cubicle and floor, w.c and w.h.b
Bedroom 4:	4.70m x 2.70m	Carpet floor. Currently used as a Gym.
Storage Press:	1.86m x 1.00m	With built in storage and railing
Control Room:	2.62m x 2.90m	
Garage:	7.60m x 4.80m	



Services

- C.C.T.V
- Broadband
- Electric Gates
- Alarm
- Bio Cycle Septic Tank
- O.F.C.H
- Electricity
- Mains Water

Additional Information

- Built In 2006
- Double Glazing
- Oak Flooring
- B3 BER (112328679)
- Manicured Gardens
- Red Oak Skirting and Architrave
- c. 3562 Sq. Ft | c. 330.90 Sq. Mtrs
- c. 0.50 hectares
- Tarmacadam Driveway

Included in sale

- Carpets
- Light Fittings
- Hob
- Oven/grill
- Blinds
- Curtain Poles
- Curtains
- Ride on Lawnmower



Price

Price Region AMV: €758,000

Viewing

Strictly by appointment with sole selling agents

