



# DETACHED FOUR BED BUNGALOW ON C.0.62 ACRES/0.25 HA

'Hibernia', Hazelhatch, Celbridge, County Kildare, W23 W5CT.



4



2



171 sq.m



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## For Sale by Private Treaty

### LOCATION

This property finds itself well located in the beautiful area of Balscott, Co. Kildare. With access to the characterful towns of Celbridge, Lucan and Leixlip and only a c. 21kms drive to Dublin City Centre (via the N4 Motorway), this house offers you the alluring charm of the Irish countryside while maintaining a close connection to the heart of Ireland's capital. The property is only a short distance from public transport and is serviced by Hazelhatch Train Station and the bus stop at Young's Cross Road on the Main Dublin Road (R403).

**Celbridge:** c. 4.9kms **Lucan Village:** c.7.3 kms **Leixlip:** c.6.1 kms **Dublin City Centre:** c.21kms

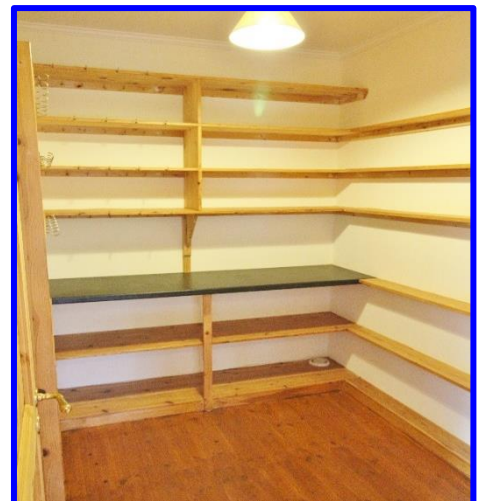
### DESCRIPTION:

A fine detached, four bedroom, Scandinavian timber-built home c. 1,842 sq.ft/171 sq.m, with a detached garage, set on c.0.62 acres/0.25 HA. This house is meticulously crafted to allow for spacious rooms that benefit from an abundance of natural light, and includes energy and eco-friendly features such as a Temovex 750 Heat Exchange Unit, Solar Hot Water Storage Cylinders & Triple-Glazed Windows. The accommodation comprises of an Entrance Hallway, Cloakroom, Living Room, Kitchen/Breakfast Room, Pantry/Larder, Utility/Plant Room, Four Bedrooms (one with En-Suite), a Family Bathroom and a Large Floored Attic with gable end windows—giving buyers the opportunity for further expansion (subject to obtaining the necessary planning).

Outside: Stud-Railed Entrance with hardcore driveway and hardcore drive providing ample carparking. There is also an inviting wrap-around decking that overlooks the superb front & rear gardens, which have been cultivated to include lawn with mature native trees & shrubs, alongside a detached garage and a pump house.

### ACCOMMODATION:

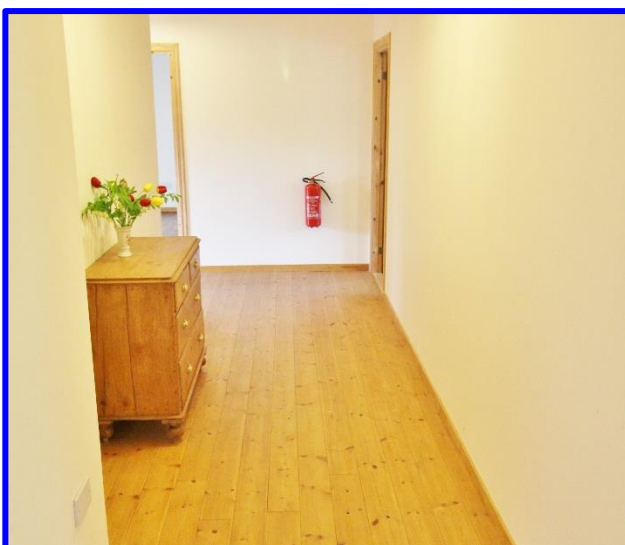
<b><u>Entrance Hall</u></b>	5.27m (17'3") x 1.81m (5'11")	<i>Features Wooden Flooring</i>
<b><u>Cloakroom</u></b>		
<b><u>Sitting Room</u></b>	5.31m (17'5") x 4.25m (13'11")	<i>Features Wooden Flooring &amp; Solid Fuel Stove</i>
<b><u>Kitchen/Breakfast Room</u></b>	5.17m (17'0") x 4.25m (13'11")	<i>Features Fitted Maple Shaker Style Units &amp; Access Door to Deck</i>
<b><u>Utility/Plant Room</u></b>	2.51m (8'3") x 2.08m (6'10")	<i>Features Fitted Units, Sink, Temovex 750, Heat Exchange Unit, Solar Hot Water Storage Cylinder, Tiled Flooring &amp; Access Door to Deck</i>
<b><u>Pantry</u></b>	2.51m (8'3") x 1.93m (6'4")	<i>With ample Storage Shelving</i>







<b><u>Bedroom 1</u></b>	3.77m (12'4") x 3.9m (12'10")	<i>Features Wooden Flooring and Sliding Glass Door</i>
<b><u>Bedroom 2</u></b>	6.63m (21'9") x 3.98m (13'1")	<i>Features Wooden Flooring</i>
<b><u>Bedroom 3</u></b>	4m (13'1") x 3.8m (12'6")	<i>Features Wooden Flooring &amp; En-Suite</i>
<b><u>-En-Suite</u></b>	1.3m (4'3") x 2.72m (8'11")	<i>W.C., W.H.B., Shower, Fully Tiled</i>
<b><u>Bedroom 4</u></b>	4.6m (15'1") x 2.73m (8'11")	<i>Features Wooden Flooring and Access Door to Deck &amp; Garden</i>
<b><u>Family Bathroom</u></b>	3.25m (10'8") x 2.02m (6'8")	<i>W.C., W.H.B., Bath, Shower, &amp; Tiled Floor, Bath Back Splash &amp; Shower</i>
<b><u>Large Floored Attic</u></b>	15.07m (49'5") x 6.6m (21'8")	<i>Features Access to Styria Stairs and Gable end Windows at both ends of the bungalow</i>



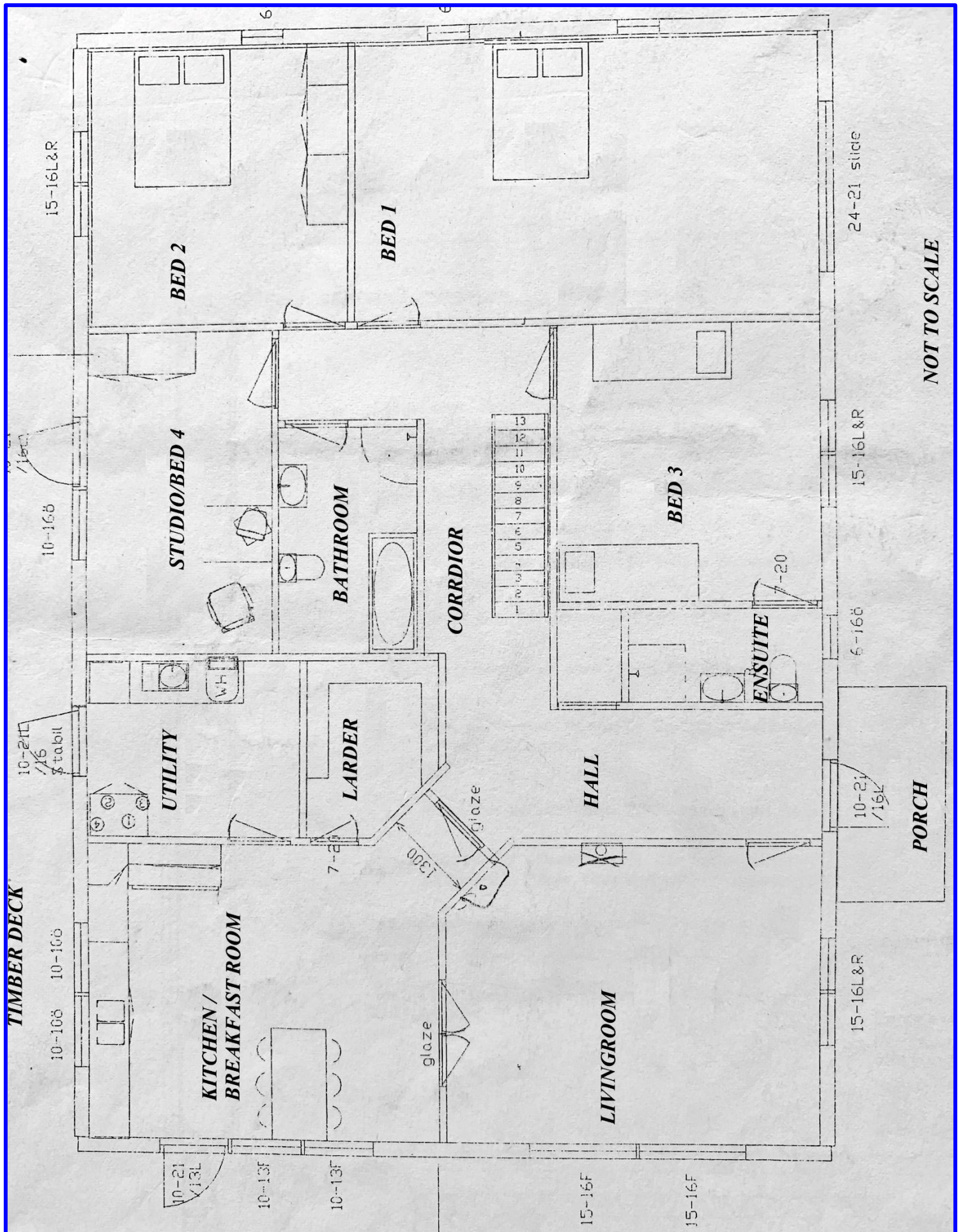






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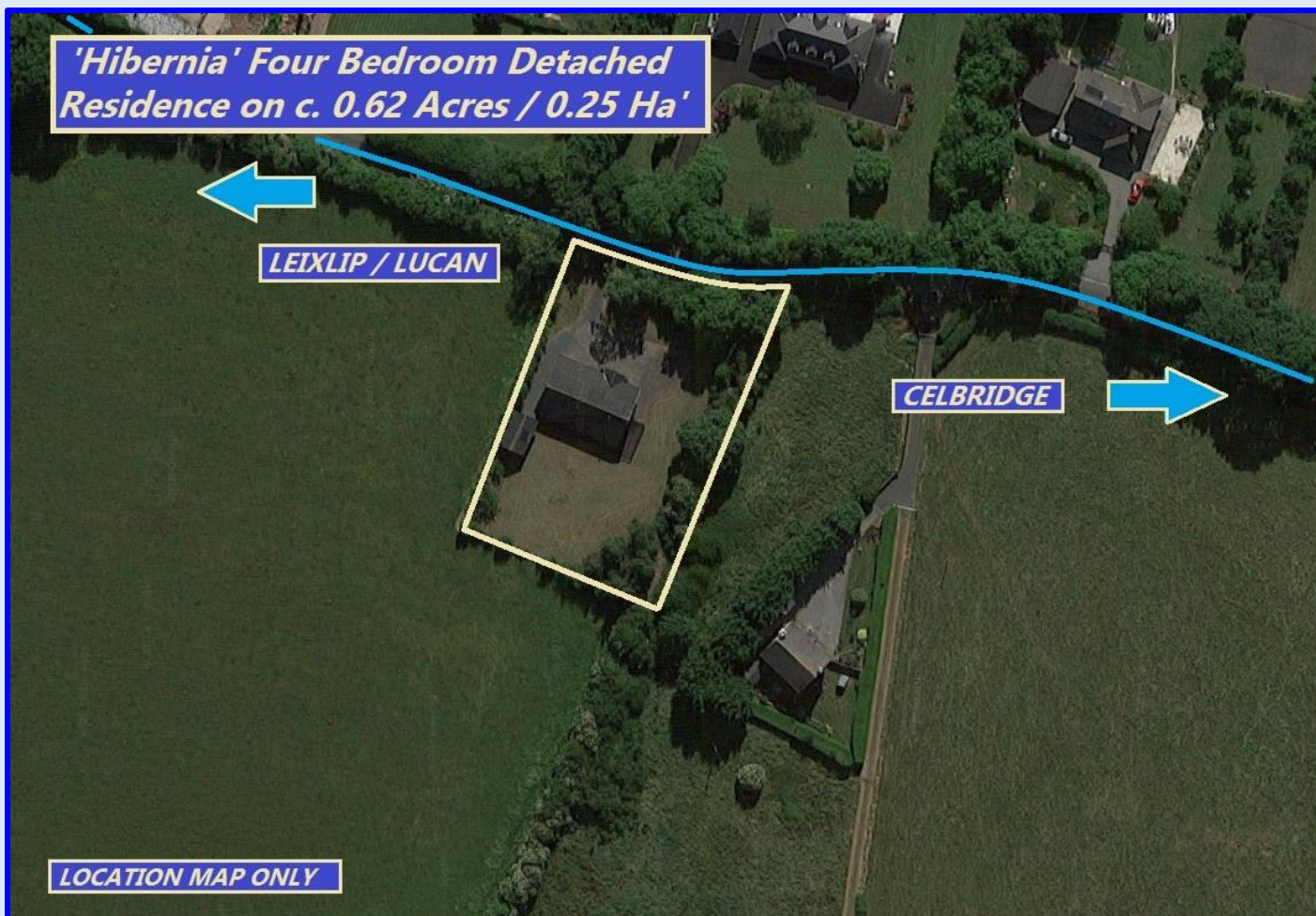












**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B2 (100149699)**

**PRICE REGION:**

**€559,000**



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