

**FOR SALE BY PRIVATE TREATY**



**EXCEPTIONAL DETACHED 5 BEDROOM BUNGALOW ON C.0.7 ACRE**

**5 KILDOON WOOD,  
KILDOON,  
NURNEY,  
CO. KILDARE.**

**GUIDE PRICE: €369,500**



## DESCRIPTION:

Located in a nice quiet rural setting in the enclave of Kildoon only 5 miles from the M7 Motorway at Junction 13/Kildare retail outlet village and 8 ½ miles Newbridge.

Situated in a small cul-de-sac of 7 houses, approached by a tarmacadam drive with gardens laid out mainly in lawn enclosed by trees and hedges with 2 paved patio areas, garage and selection of stores. The house was constructed in 2005 and finished to a very high standard containing c. 210.88 sq. m. (c.2,270 sq. ft.) of spacious light filled accommodation presented in excellent condition with oil fired central heating, solar panels, monocouche rendered exterior and double glazed windows. An ideal environment to raise a family yet easy accessible to Nurney (2 ½ miles) with primary school and church, Kildare town with restaurants, schools, post office, banks and shops including Tesco's and Kildare retail outlet village.

Commuters have the benefit of a good road and rail infrastructure closeby with the M7 Motorway at Junction 13, bus route from town and rail service direct to City centre. Local amenities include GAA, golf, rugby, horse riding and racing in the Curragh, Naas and Punchestown.



## ACCOMMODATION:

Entrance hall:	6m x 1.5m	With tiled floor and coving.
Sittingroom:	4.8m x 4.55m	With bay window, coving, wall lights, marble fireplace, gas fire, solid walnut floor and double doors leading
Diningroom:	4m x 3.33m	With solid walnut floor.
Kitchen:	8.m x 6.9m	With Oak built in ground and eye level presses, tiled floor, granite worktops and splashback, island unit, De Dietrich microwave oven, De Dietrich oven, De Dietrich extractor, plumbed, sink unit and doors heading to
Sunroom:	4.21m x 3.5m	With recessed lights, tiled floor and French doors to garden.
Utility:		With fitted presses, tiled floor and plumbed.





## ACCOMMODATION CONT'D:

Bathroom:	2.86m x 2.55m	With electric corner shower, w.c., w.h.b., Jacuzzi corner bath, fully tiled floor and walls.
Hotpress:		Shelved.
Bedroom 1:	5m x 3.94m	With solid walnut floor.
Ensuite:		With w.c., w.h.b., shower with body jets and fully tiled floor and walls.
Bedroom 2:	3.63m x 2.5m	With built-in wardrobes and study desk.
Bedroom 3:	4.26m x 3m	With access to main bathroom.
Bedroom 4:	3.m x 3.6m	With double built-in wardrobes.
Ensuite:		With shower, w.c., w.h.b. fully tiled floor and walls.
Bedroom 5/Office:	3.6m x 3.57m	With built-in presses, shelving and fitted office desk.

**OUTSIDE:** Approached by a tarmacadam drive set amid c.0.7 Acre of gardens laid out mainly in lawn enclosed by trees and hedges. There are two paved patio areas, 3 outside taps, external lighting, 2 outside power points and selection of store. Garage (5.55m x 6.25m) with access to loft storage over head with automatic up and over garage door. Office/Playroom (5.5m x 3.14) with toilet (w.c., w.h.b. and tiled floor).



## SPECIAL FEATURES

- C.2,270 sq. ft. (c.210.88 sq. m.).
- Oil fired central heating.
- Double glazed windows.
- Solar Panels.
- Monocouche rendered exterior.
- 2 paved patio areas.
- C.0.7 Acre.
- Excellent decorative condition throughout.
- Small cul-de-sac of 7 houses.
- Close to Motorway, bus and train service.
- A selection of stores.
- Separate garage.

## INCLUSIONS:

Blinds, (excluding sunroom) carpets, oven, microwave, extractor and light fittings (excluding diningroom and sunroom).

## EXCLUSIONS:

Light fittings in diningroom and sunroom, Blinds in sunroom, some curtain poles, stove cooker and store doors.

## SERVICES:

Mains water, septic tank drainage, electricity alarm, solar panels, oil heating,

## CONTACT DETAILS:

Liam Hargaden  
E: [liam@jordancs.ie](mailto:liam@jordancs.ie)  
M: 086-2569750

**VIEWING STRICTLY BY APPOINTMENT  
WITH SOLE SELLING AGENTS**



## DIRECTIONS:

From the M7 take exit at Junction 13. At the roundabout turn left for Nurney. Proceed for 3.6 miles. At the Walterstown cross turn left proceed for 1.4 miles. At the crossroads with Martins pub turn right and the development is immediately on the left hand side.

**SOLICITOR:** Paul Darcy, Kildare Town.

**PRICE:** €369,500

**BER:** C1 BER **NO:** 108726217



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