



**SEMI-DETACHED 4 BEDROOM RESIDENCE ON LARGE SITE**

**"LYNEILL", NICHOLASTOWN, KILCULLEN, CO. KILDARE**

**R56 E138**

**GUIDE PRICE: €199,500**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

“LYNEILL”, NICHOLASTOWN, KILCULLEN,  
CO. KILDARE. R56 E138

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### FEATURES:

- Close to Town Centre.
- Solid fuel central heating.
- Easy access to M9 Motorway and bus route.
- Established residential development..
- Potential to extend (subject to usual P.P.)
- Sought after location.

### DESCRIPTION:

“Lyneill”, Nicholastown, Kilcullen is a two storey semi-detached 4 bedroom residence with outbuildings on a generous site. Situated in an excellent central location only a short walk from the amenities including pubs, restaurants, shops, church and schools. Nicholastown is a mature residential development on the southern side of town only c.800m from the M9 Motorway access providing a speedy access to the City. The house contains c.1,500 sq. ft. (c.139.35 sq. m.) of accommodation needing modernisation with potential to extend (subject to the usual Planning Permission). There are gardens to front and rear in lawn and a selection of outbuildings including 2 stores and garage.

Kilcullen is a sought after location with the river Liffey meandering through the town and within easy access of the surrounding towns of Newbridge 5 miles, Naas 7 miles and approximately 23 miles south of the M50.

### AMENITIES:

Local amenities include GAA, rugby, soccer, tennis, fishing, horse riding, canoeing, swimming, hockey and horse racing in the Curragh, Naas and Puncchestown, horseriding and leisure centres in Naas and Newbridge.

### SOLICITOR:

Reidy Stafford, Market Square, Kilcullen.

### SERVICES:

Mains water, mains drainage, refuse collection, electricity and solid fuel central heating.

### ACCOMMODATION:

Porch: 2.5m x 1.8m

With tiled floor.

Entrance Hall: 4.2m x 1.5m

Sittingroom: 4.45m x 3.4m

Coving, wall lights, brick fireplace with back boiler.

Diningroom: 4.16m x 3.9m

With tiled fireplace.

Kitchen: 4.85m x 1.8m.

Tiled floor, double drain s.s. sink unit, fitted presses, plumbed and serving hatch to diningroom.

Familyroom: 5.4m x 2.63m

Closet, brick fireplace with back boiler.

Back hall: 2.27m x 1.35m

With tiled fireplace.

Toilet:

w.c., w.h.b. and fully tiled floor and walls.

*Upstairs:*

Bedroom 1: 4.46m x 3.03m

Including Hotpress shelved with immersion.

Bedroom 2: 5.3m x 2.62m

With built-in wardrobes.

Bedroom 3: 4.86m x 2.73m.

Bedroom 4: 3.26m x 2.34m

Showerroom:

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

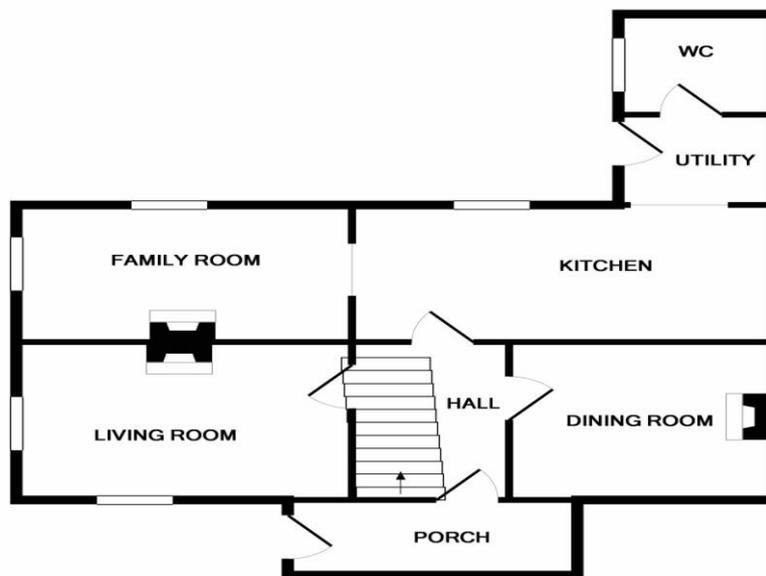
### OUTSIDE:

Gardens to front and rear, two stores and garage. Approached by a tarmacadam drive with off street carparking.

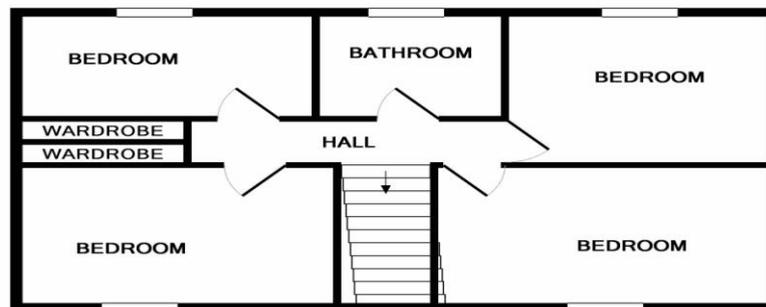
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1500 SQ.FT. (139.4 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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**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**



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