



SPACIOUS 4 BEDROOM DETACHED RESIDENCE

27 Lipstown Manor, Narraghmore, Kilcullen, Co. Kildare, R14 AK66

GUIDE PRICE: € 325,000

BER C2



PSRA Reg. No. 001536

**27 Lipstown Manor, Narraghmore,
Kilcullen, Co. Kildare, R14 AK66**

FEATURES:

- * Built 2003
- * Solid oak flooring downstairs
- * Marble tiles in kitchen
- * Handmade Italian splashback tiles in kitchen
- * Alarm & outside security lights
- * Timber decking to rear with garden in grass
- * Double glazed woodgrain PVC windows
- * Understairs storage
- * Oil fired central heating
- * Concrete driveway (car parking for 3-4 cars)
- * PVC fascia/soffits

DESCRIPTION:

Built c. 2003 the property comprises a two-storey detached 4 bedroom residence containing c. 187 sq. m. (c. 2,013 sq. ft.) of accommodation presented in good condition throughout, situated in a modern development of 30 detached houses. Features include smooth plastered and painted exterior, concrete driveway, walled in gardens to front and rear.

The property is situated in Lipstown Manor a small development built circa 2003 and consists of 30 detached houses just on the edge of the village of Narraghmore and c. 12km south of Kilcullen. The surrounding area is a mix of residential and agricultural uses. M9 Motorway access at Kilcullen providing easy access to Dublin.

Narraghmore is a small rural village situated approximately 60 km south west of Dublin. It is within close proximity of the surrounding towns of Kilcullen and Athy, both of which contain shops, schools, banks, pubs, restaurants and public transport links.

ACCOMMODATION:

Entrance Hall: 4.80m x 2.00m
Solid oak floor, recessed lights, understairs storage.

Sitting Room: 5.00m x 4.80m
Solid oak floor, coving, marble fireplace, french doors to rear.

Shower Room:
Tiled floor, w.c., w.h.b., shower with tiled surround.

Bedroom 4: 4.80m x 4.00m
With coving, solid oak floor.

Kitchen/Dining: 6.33m x 4.83m
Oak kitchen units, solid oak floor, marble tiles, french doors to rear.

Utility Room: 2.23m x 1.70m

UPSTAIRS

Master Bedroom: 4.83m x 3.99m
Built in wardrobes, wooden flooring.

En-Suite:
w.c., w.h.b., electric shower, tiled floor and surround.

Bathroom: 1.41m x 2.21m
Tiled floor, w.c., w.h.b., bath, tiled surround, velux window.

Hotpress: 0.91m x 1.03m

Bedroom 3: 3.54m x 3.18m
Wooden flooring, built in wardrobe.

Bedroom 2: 3.00m x 4.83m
Wooden flooring, built in wardrobe.

Office/Study: 2.15m x 4.22m
Wooden Flooring, built in wardrobes.

AMENITIES:

Local amenities include GAA, rugby, fishing, canoeing, swimming, horse riding, golf and racing in the Curragh, Naas and Punchestown.

OUTSIDE:

Concrete driveway (car parking for 3-4 cars), timber decking to south facing rear garden in lawn with gated side access on both sides.

SERVICES:

Broadband (Vodafone), refuse collection, mains water, mains drainage, electricity and oil fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob & extractor.

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BER NO: 114393739

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