



Floor Area: 106.29 sqm

Heating: Oil Fired Central Heating.

Outside: Set on a large site with a beautiful garden, detached garage/workshop and parking to the front and rear.

Viewing: Strictly by appointment with the sole agents.

AMV: €260,000



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Kilkenrick Place

Tully West, Kildare,
Co. Kildare.

This is an impressive, 3 bedroomed family home on a substantial mature site with a detached garage/workshop. Behind the high, well tended hedging to the front, there is ample parking. The entrance drive provides side access to the garage/workshop and the beautifully manicured rear garden. The residence is ideally positioned, enjoying all the benefits of country life while only a short drive to Kildare town centre and all it's facilities.



For Sale By Private Treaty

AMV: €260,000



BER D2 No: 105430037

Kilkenrick Place, Tully West, Kildare, Co. Kildare

This is a spacious family home, providing generous accommodation and presented for sale in excellent condition throughout. The accommodation includes, Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Bathroom, 3 Bedrooms, Hot Press/Store and Cloakroom.

Must be viewed.



Accommodation:

Entrance Hall	– 3.90m x 1.53m	With access from a storm porch.
Living Room	– 4.70m (Max) x 3.90m	A charming room with a log burning stove and a bay window.
Kitchen/Dining Room	– 6.15 x 3.85m	A spacious kitchen with modern units, well equipped with a Belling hob/oven and Finlux dishwasher. The dining area is bright with sliding doors leading to the sheltered deck and garden. The floor is tiled throughout
Utility	– 2.46 m x 1.80m	With built in floor units.
Hot Press/Store	– 1.80 m x 1.06m	An invaluable space.



Accommodation Continued:

Bedroom 1	– 3.64m x 3.30m	Double bedroom with a built in wardrobe.
Bedroom 2	– 5.10m x 2.75m	Double bedroom with two windows.
Bedroom 3	– 2.75m x 2.75m	Double bedroom with a built in wardrobe.
Bathroom	– 3.64m (MAX) x 1.95m	Bath/Shower, W.H.B., W.C. with wall and floor tiles.
Store		

