



SPACIOUS DETACHED RESIDENCE IN SOUGHT AFTER LOCATION

Marhaba, Tully East, Kildare, Co. Kildare, R51 F982

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

Marhaba, Tully East, Kildare, Co. Kildare R51 F982

FEATURES:

- * Electric gates
- * 3 Barna Sheds
- * Oil fired central heating
- * Alarm

DESCRIPTION:

“Marhaba” is a spacious residence, extending to circa 203 sq.m. (2,185 sq.ft) and is situated in a sought after location on the outskirts of Kildare Town, approximately 3km from the Town Centre and within close proximity of the National Stud and Japanese Gardens and also within a short drive of the M7. The property is accessed via electric gates and is set on 0.79 acres of mature, private landscaped gardens which are enclosed by trees and hedges. Outside, there is a tool shed (approx. 20 sq.m.) and 3 Barna Sheds.

Kildare is a vibrant provincial Town situated just off the M7 Motorway at Junction 13, approximately 48 kilometres southwest of Dublin with a superb selection of restaurants, pubs and retailers including Aldi, Lidl, Tesco and the Kildare Retail Outlet Village. Nearby Towns include Newbridge (Approx 8km) and Naas (Approx 20km), both of which contain a host of employers including Pfizer, Oral B, Defence Forces, LIDL, ALDI and the new Kerry Foods facility at Naas.

ACCOMMODATION:

Hallway: 1.65m x 3.45m
Coving.

Reception/Inner Hall: 2.80m x 3.30m
Coving.

Sitting Room: 3.41m x 4.10m
Coving, cast iron fireplace.

Kitchen: 4.10m x 2.58m
Oil fired Stanley cooker, stainless sink unit, pine built in ground and eye level presses, tiled surround.

Dining Area: 3.40m x 2.96m
Coving, closet.

Sunroom: 5.20m x 3.16m
Door to garden, beamed ceiling.

Conservatory: 2.77m x 2.40m
Tiled floor.

Shower Room:
w.c., shower, tiled floor and surround.

Back Hall:
Plumbed.

Bedroom 1: 3.24m x 3.90m
Coving.

Bedroom 2: 2.85m x 4.45m
Coving, built in wardrobe, electric shower.

Bedroom 3: 3.86m x 4.35m
Cast iron fireplace, gas stove, coving.

Shower Room:
Pump shower, w.c., w.h.b., wooden floor, tiled surround.

Hotpress:
Shelved with immersion.

Bathroom:
w.c., w.h.b., bath with shower, wooden floor.

Attic Room 1: 4.07m x 2.95m
Access to storage room.

Attic Room 2: 4.00m x 4.11m
Double built-in wardrobes.

OUTSIDE:

Large paved patio to rear, mature private landscaped gardens.

SERVICES:

Septic tank, mains water, alarm, oil fuel central heating.

INCLUSIONS:

White goods, carpets, curtains, light fittings (excl. all garden ornaments)

SOLICITOR:

Reidy Stafford Solicitors, Newbridge, Co. Kildare.

BER: G

BER NO: 114620446

CONTACT:

Mark Neylon
M: 085 122 6720 T: 045-433550
E: mark@jordancs.ie





**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2022. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.