



SUPBERB DETACHED 4 BEDROOM RESIDENCE

7 CASTLERAVEN, NURNEY, KILDARE, CO. KILDARE, R51 XE75

GUIDE PRICE: € 280,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

7 Castleraven, Nurney, Kildare, Co.
Kildare, R51 XE75

FEATURES:

- PVC fascias and soffits
- Maintenance free red brick/dashed exterior
- PVC double glazed windows
- Oil fired central heating
- Side access on both sides with gates
- Large rear garden with Barna shed
- Overlooking a green area
- c. 1,470 sq.ft. (c. 136.7 sq.m.)
-

DESCRIPTION:

Jordan Auctioneers are delighted to offer this fine detached 4 bedroom home to the market in this modern residential development of 60 houses. The house was constructed in c. 2002 and extends to c. 136.7 sq.m. (c. 1,470 sq.ft.) of generous living accommodation overlooking a green area with the benefit of oil fired central heating, large rear garden, PVC double glazed windows, maintenance free brick/dashed exterior and PVC fascias/soffits. Nurney is a small village c. 7km south of Kildare Village Retail Outlet and Junction 13 off the M7 Motorway with a primary school, church and service station with convenience store.

ACCOMMODATION:

Hallway 4.18m x 1.95m
coving

Toilet w.c., w.h.b.

Sitting Room 4.82m x 3.50m
into bay window, coving, wall lights,
fireplace and double doors leading to

**Kitchen/
Dining** 8.38m x 3.20m
lamine floor, patio doors, coving, s.s.
sink unit, storage closet, Shaker style built
in ground and eye presses, Beko fridge,
Beko integrated dishwasher, Beko hob,
Beko electric oven, extractor and Beko
freezer

Family Room 3.28m x 3.25m
coving

Utility Room plumbed, shelving and
fitted presses

UPSTAIRS:

Bedroom 1 3.57m x 4.10m
double built in wardrobes

En-Suite 1 w.c., w.h.b., electric shower

Bedroom 2 3.28m x 4.8m
With built in wardrobes

Bedroom 3 3.26m x 2.36m
double built in wardrobes

Bedroom 4 3.00m x 2.60m
with built in wardrobes

Bathroom w.c., w.h.b., bath with
shower attachment

Hotpress shelved with immersion

AMENITIES:

Local amenities include horseriding, golf,
GAA, rugby, Japanese Gardens/National
Stud and horseracing at The Curragh,
Punchestown and Naas.

OUTSIDE:

Approached by a concrete drive to front
with gardens to front and large rear
garden. Side access on both sides of house
with gates. Outside tap. Barna shed

INCLUSIONS:

Carpets, blinds, fridge, dishwasher, hob,
oven, freezer and extractor.

SERVICES:

Mains water, mains drainage, refused
collection, oil fired central heating.

BER: D1

BER NO: 112910948





**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 2020. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007520 © Government of Ireland.