



**SUPERB DETACHED 4 BEDROOM BUNGALOW ON C.1/3 ACRE**

**CUTBUSH, THE CURRAGH, CO. KILDARE R56 EK77**

**Guide Price: €279,500**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

CUTBUSH, THE CURRAGH, CO.  
KILDARE R56 EK77

---

### DESCRIPTION:

Situated in a wonderful quiet Country setting with super views of the surrounding Countryside only 350m from the world famous Curragh Plains with c.4,000 acres of open parkland. Approached by a recessed entrance to a tarmacadam forecourt standing on c. 1/3 Acre with lawns and selection of outbuilding enclosed by hedges. The house extends to c.1,650 sq. ft. (c.152.5 sq. m.) of accommodation with the benefit of PVC double glazed windows, oil fired central heating and PVC fascias/soffits. Adjacent to Cutbush Village c. ½ mile with primary school, shop and pub.

Easily accessible to a good road and rail infrastructure with the M7 Motorway access at Junction 12 (c.2 ½ miles) and train service from Kildare Station (c.4 ½ miles) and Newbridge Station (c.4.8 miles) direct to City Centre. The surrounding towns of Newbridge (c.3 miles), Kildare (c.3 ½ miles) and Kilcullen offer a wealth of facilities including secondary schools, restaurants, pubs, banks and shopping to include Whitewater Shopping Centre and Kildare Retail Outlet Village.

### ACCOMMODATION:

Hall: 3.9m x 1.35m  
With wooden floor, coving and cloak closed.

Sittingroom: 4.24m x 3.64m  
With tiled fireplace, walled lights and laminate floor.

Kitchen/Diningroom: 6m x 3.85m  
Tiled fireplace, laminate and tiled floor, built-in presses, s.s. sink unit, gas hob, electric oven, extractor and tiled surround.

Back Hall: 4.24m x 1.3m  
With oil burner.

Showerroom: 2.6m x 2.42m  
w.c., w.h.b., wetroom shower, tiled floor and surround.

Hotpress:  
Shelved with immersion.

Bedroom 1: 3.95m x 3.63m  
With wooden floor and built-in wardrobe.

Bedroom 2: 3.83m x 2.9m  
With laminate floor.

Bedroom 3: 2.57m x 2.65m  
With laminate floor.

Bedroom 4: 3.75m x 2.73m  
With wooden floor and built-in closet.

Utility: 3.64 x 3.6m.  
Plumbed and coving.

Showerroom:  
With w.c., w.h.b., electric shower.

Study: 3.87 x 3.64m  
With coving.

Attic Office: 3.66m x 3.39m

### FEATURES:

- c.1,640 sq. ft. (c.152.5 sq. m.).
- PVC double glazed windows.
- Oil fired central heating.
- c.1/3 Acre site with out buildings.
- 350m from the Curragh Plains.
- ½ mile from Cutbush Village with school, shop and pub
- 2 ½ miles from M7 Motorway access.
- Train available from Kildare and Newbridge Stations.

### OUTSIDE:

Approached by a recessed entrance to a tarmacadam drive and forecourt with gardens laid in lawn with a selection of trees and outbuildings enclosed by hedges.

### SERVICES:

Mains water, septic tank drainage, oil fired central heating and refuse collection.

### SOLICITOR:

O'Hare, O'Dwyer Solicitors, Greenfield Road, Sutton, Dublin 13.

BER: E1

### INCLUSIONS:

Oven, hob, extractor, blinds and light fittings.

### CONTACT:

Liam Hargaden

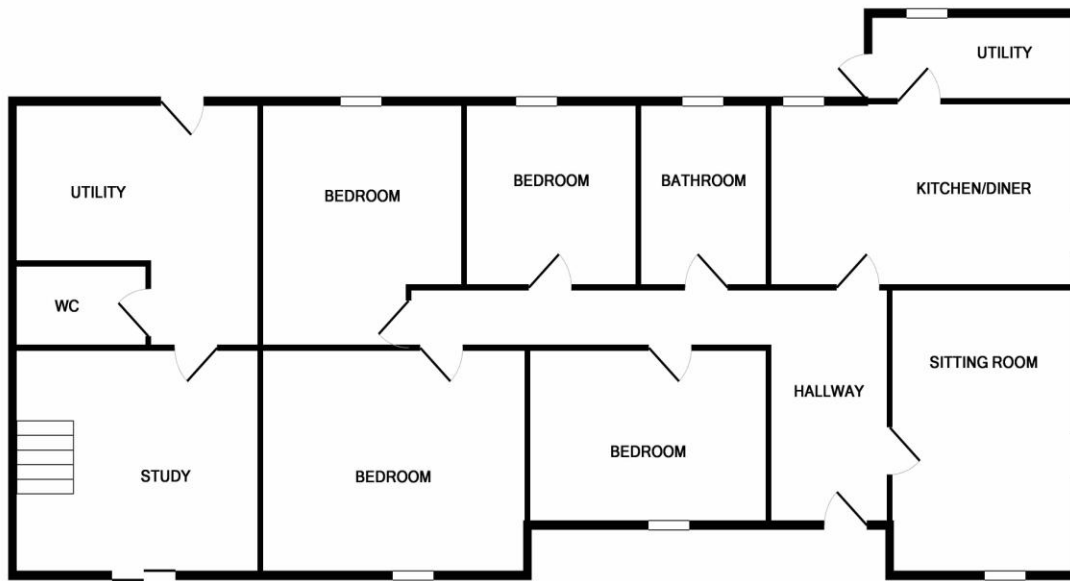
M: 086-2569750 T: 045-433550

E: liam@jordancs.ie

VIEWING STRICTLY BY APPOINTMENT  
WITH SOLE SELLING AGENT



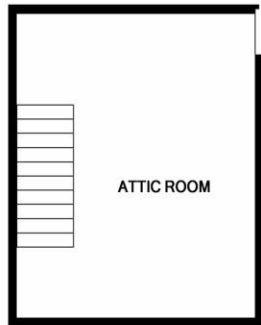




GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 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  
 Made with Metropix ©2018



1ST FLOOR



**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 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.