

A Most Impressive 4 Bed Detached On Magnificent c.0.5 Acre Site
“Laurel Lodge”, Blackhall, Calverstown, Co. Kildare
For Sale By Private Treaty



Welcome to "Laurel Lodge". Located in this highly desirable area just a short drive from Calverstown Village, is where you'll find this most impressive, 4 bedroom detached property for sale. Presented in excellent condition throughout, this fine home has been completely upgraded in recent times and benefits from all the conveniences of modern living. The feature list is extensive and includes 2 reception rooms, master bedroom ensuite with walk in wardrobe and a large family friendly utility room. One of this properties real high lights is the large lounge room ideal, for entertaining with French doors leading to outside patio.

The gardens extend to c.0.5 acre and have been lovingly maintained by its current green fingered owner. The rear gardens enjoy a west facing aspect and benefit from wonderful rolling countryside views. Extensive lawn areas are accompanied by very pleasant landscaping. Just a short drive away will find you at the M7/M9 leaving it ideal for the city commuter. Early viewing advised as this is one not to be missed!!!

A.M.V.: €329,950



The accommodation, which is well laid out, briefly consists of entrance hallway, sitting room, kitchen/breakfast room, utility, family bathroom, 4 double bedrooms with master en-suite and lounge.

All amenities are located close by in Calverstown Village including Convenience Store and Pub. Ballyshannon & Crookestown Primary Schools are just a short drive away. Kilcullen is just 6km where you'll find a host of 1st class shopping including Nolans Butcher, Eurospar, Centra and other boutique shopping. Kilcullen also has the newly extended St. Brigids Primary School and Cross and Passion Secondary School. Direct access to M7/M9 is just a 5 minute drive away.

Accommodation

- Storm Porch 1.51m x 0.91m Recently fitted double glazed French doors. Tiled floor.
- Entrance Hallway 3.38m x 1.52m Bright and airy hallway with wooden floor and ceiling coving.
- Hotpress Fully shelved for storage with upgraded hot water cylinder.
- Sitting Room 4.24m x 3.94m A well proportioned sitting room with attractive fireplace and wood burning stove. This room enjoys very pleasant views of the front gardens.
- Kitchen/Dining Room 5.46m x 3.42m The heart of every home with fully fitted kitchen, built in gas hob & electric oven, integrated dishwasher, stainless steel extractor fan, part tiled walls with a feature black and white floor tiles. French doors leading to outside patio area.





Utility Room	2.98m x 1.82m	A large utility room, ideal for modern family living. Tiled floor, plumbed for washing machine. Door to outside patio.
Family Bathroom	3.0m x 2.08m	Spacious family bathroom with tastefully tiled floor and walls. Step in double shower unit with Mira electric shower, heated chrome towel rail, w.c. and wash hand basin.
Bed 1(Front)	3.03m x 3.33m	Double bedroom with built in wardrobes. Wooden floor.
Bed 2(Front)	3.62m x 3.25m	Double bedroom with built in wardrobes.
Bed 3(Rear)	3.08m x 3.03m	Double bedroom with built in wardrobe.
Master Bedroom	4.66m x 3.35m	A spacious master bedroom with T.V. and alarm point. Wonderful garden views.
En-Suite	2.07m x 0.87m	Fully porcelain tiled floor and walls, w.c., wash hand basin, step in shower(Mira Elite).
Walk In Wardrobe	2.14m x 1.5m	Shelved for storage. Tiled floor.
Lounge	5.88m x 4.62m	A real highlight of this fabulous home is the lounge. An ideal room for entertaining with recess spot lights, wooden floor, ceiling coving and French doors leading to a gorgeous outside patio area. This room also enjoys wonderful garden views and rolling countryside.



Outside - Front

Approached via an impressive gated entrance to extensive lawn area to the front. Large selection of mature planting and boundary hedging. Two gated side entrances, one which is vehicular accessible. Not overlooked and extremely private.

Rear

Enjoying a west aspect and wonderful views of the rolling countryside. Extensive landscaping with a large selection of flowers and shrubs. 2 recently fitted patio areas with French doors connecting to the home. 3 separate wooden sheds are ideal for a workshop. Well maintained lawn area and outside tap.

Features

- * Excellent Condition
- * 2 Reception Rooms
- * Large Utility Room
- * Master Bed En-Suite & Walk In Wardrobe
- * Oil Fired Central Heating
- * Stunning Site Ext. to c.0.5 Acre
- * Wonderful Rolling Countryside Views



- * Septic Tank
- * Mains Water
- * Alarmed
- * Excellent Access To Dublin
- * Private & Extensively Landscaped Gardens
- * Accom. Exts. c.145 Mt.Sq. (1,560 Sq.Ft.)





Viewing: Tel: 045 482189, strictly by prior appointment.

Negotiator: John J Dowling

Price: €329,950 to include oven & hob, dishwasher and fridge/freezer.
N.B. Light shades in all bedrooms are not included

Directions: On entering Calverstown from Kilcullen, take left at pub and continue for 500 metres and take 1st right turn. Continue down this road for approx 1km and take right turn. House is located on right. Board outside home.

Disclaimer

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