

Handsome 3 Bed In Excellent Condition

2 The Park, Cnoc Na Greine, Kilcullen, Co. Kildare

For Sale By Private Treaty



Welcome to No. 2 The Park. Located in the most highly sought after location on the Sunnyhill entrance, is where you'll find this handsome, 3 bedroom property for sale. This fine home extends to c.102 mt.sq. (1,097 sq.ft.) and is presented in excellent condition throughout. The feature list is impressive and boasts a large master bedroom, complete with en-suite and walk in wardrobe. The sitting room benefits from a dual aspect and overlooks a small, well kept green area. The kitchen is stylish and enjoys a bright sunny aspect with French doors leading to a newly laid patio area. The rear garden is positioned to the sunny south aspect and is landscaped. To the rear is a large car port and driveway which can facilitate 3 plus cars. With its location, presentation we must now advise on early viewings as this is one not to be missed!!

A.M.V.: €244,950



The accommodation, which is well laid out, briefly consists of entrance hallway, guest w.c., kitchen/breakfast room and sitting room. Upstairs are 3 bedrooms (master en-suite with walk in wardrobe) and family bathroom.

All amenities are located within a stones throw of your door step including leisure facilities, shops, schools (St. Bridget's Primary School and the Cross & Passion College Secondary School), public transport systems and all major road networks including M7/M9 motorway.

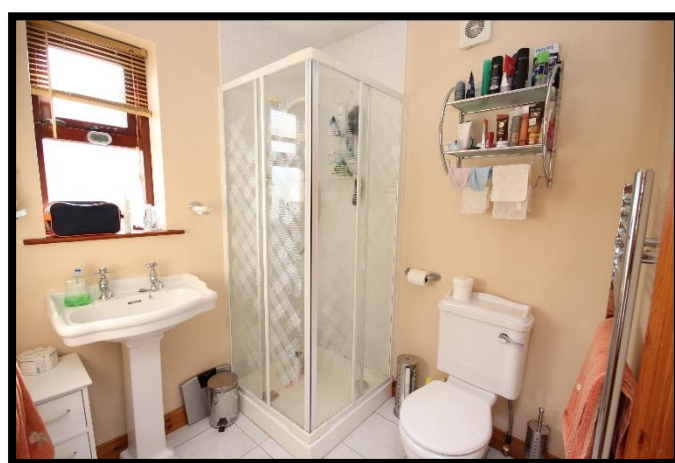
Accommodation

Entrance Hallway	4.05m x 1.80m	A welcoming hallway with tiled floor, attractive brick detail. Large built in closet space.
Guest W.C.	1.43m x 0.75m	W.c, wash hand basin, tiled floor.
Kitchen/Breakfast Room	5.06m x 3.82m	A bright kitchen enjoying a south facing aspect with fully fitted kitchen with built in gas hob and electric cooker, Ariston dishwasher. Tastefully tiled floor, part tiled walls. Plumbed for washing machine, T.V. point. French doors leading to newly laid patio.
Sitting Room	5.08m x 3.80m	A dual aspect sitting room overlooking a well kept green area. Attractive fireplace with marble hearth, ceiling coving, T.V. point, wooden floor.





Upstairs - Landing	3.04m x 0.85m	Hotpress which is shelved for storage. Attic access with a drop down ladder.
Master Bed Suite	3.85m x 3.90m	A popular highlight for buyers is this spacious master bedroom with wooden floors, en-suite and a walk in wardrobe. T.V. point.
En-Suite	1.79m x 1.91m	Tiled floor with step in Mira shower, w.c., wash hand basin and heated chrome towel rail.
Walk In Wardrobe	1.05m x 1.74m	A welcome addition to any home is this fully fitted walk in wardrobe.
Family Bathroom	1.76m x 1.98m	Tiled floor and part tiled walls, w.c, and wash hand basin.
Bed 2 (Rear)	3.79m x 2.11m	This room enjoys pleasant views over the well kept green, wooden floors.
Bed 3 (Front)	2.82m x 3.33m	A dual aspect corner bedroom with delightful views, wooden floors, walk in wardrobe.



Outside - Front		The front and side gardens are tastefully landscaped and over look a small, well kept green area. There is parking in a car port to the side with off street parking space for 3 plus cars
Rear	7.89m x 9.16m	Landscaped south facing rear garden with a recently laid patio area. Laid to lawn, gated side entrance with access to car port. Part walled/fenced. NB * Please note that steel shed is <u>NOT</u> included in sale.

Features

- * Excellent Decorative Order Throughout
- * Accom Exts C.102 Mt.Sq. (1,097 Sq.ft.)
- * Large Master Bedroom With En-Suite And Walk In Wardrobe
- * Off Street Parking In Car Port For 3 Plus Cars
- * Highly Desirable Location Beside Sunnyhill Exit



- * Overlooks A Small Well Maintained Green
- * South Facing Garden
- * Gas Fired Central Heating
- * Alarmed
- * Guest W.C.
- * Excellent Access To Dublin Via M7/M9
- * Walking Distance To All Amenities



- Viewing:** Tel: 045 482189, strictly by prior appointment.
- Negotiator:** John J Dowling
- Price:** €244,950 to include carpets, blinds, curtains (except Bed 2), oven & hob, dishwasher. NB *Please note that steel shed in garden is NOT included.
- Directions:** From Kilcullen proceed out the Newbridge road, passing schools & entrance to sports center on left, take the next left turn passing the entrance for Castlemartin Estate, proceed down this road entering Cnoc Na Greine Estate.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.