



SEMI-DETACHED BUNGALOW IN EXCELLENT LOCATION

Tully West, Co. Kildare, R51 YH50

GUIDE PRICE: € 200,000



PSRA Reg. No. 001536

Tully West, Co. Kildare, R51 YH50

FEATURES:

- * Aluminum and PVC windows.
- * Oil fired central heating.
- * In a superb location just a couple of minutes from Kildare Village and also Kildare Town.
- * Vehicular side access.
- * Large garage / workshop to rear.

DESCRIPTION:

The subject property comprises a semi-detached bungalow in an excellent location with vehicular side access and a large garage/workshop to rear and is situated in a sought-after location on the outskirts of Kildare Town, approximately 2km from the Town Centre and within close proximity of the National Stud and Japanese Gardens and also within a short drive of the M7.

Kildare Town 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. Other nearby Towns include Newbridge (Approx 10km) 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: 1.80m x 1.35m
With laminate floor.

Sitting Room: 4.75m x 3.27m
With laminate floor, fireplace with tiled surround.

Kitchen/Dining: 4.80m x 3.04m
With tiled floor, built in ground and eye level units, stainless steel sink, tiled splashback, belling cooker, extractor.

Bedroom 1: 3.55m x 2.40m
With wooden floor.

Bedroom 2: 3.17m x 3.00m
With laminate floor.

Bedroom 3: 2.95m x 2.25m

Shower Room:
Fully tiled, w.c., w.h.b., electric shower.

OUTSIDE:

- * Vehicular side access.
- * Yard to rear.
- * Shed to rear: Circa 21 sq.m. (225 sq.ft)
- * Workshop / Garage: Circa 41 sq.m (440 sq.ft.)

SERVICES:

Mains water, Oil fired central heating, mains sewerage.

INCLUSIONS:

TBC

SOLICITOR:

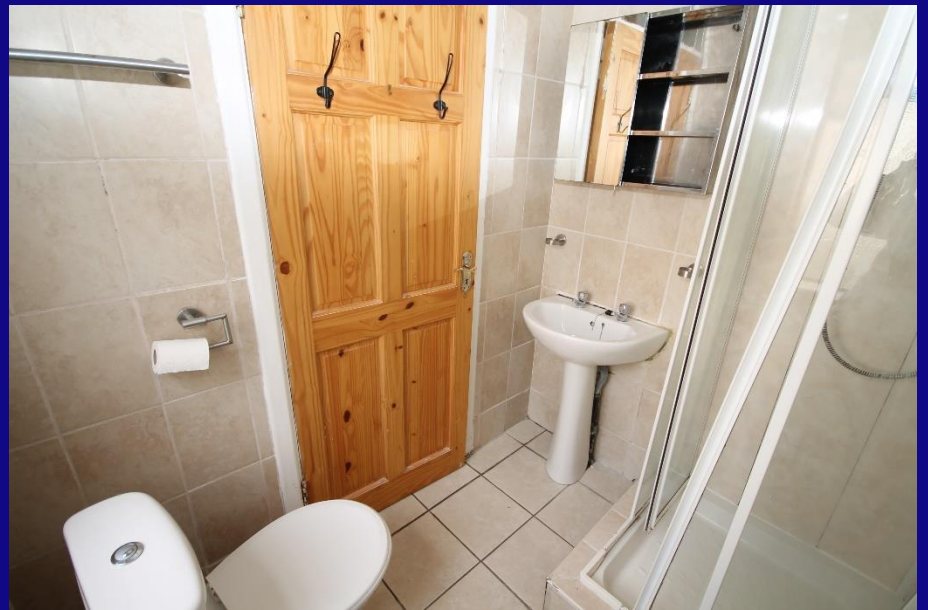
Osbornes Solicitors, Abbey Moate House, Naas, Co. Kildare.

BER: G

BER NO: 113014047

CONTACT:

Mark Neylon
M: 085 1226720 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.