

For Sale

Asking Price: €335,000

**Sherry
FitzGerald**
McDermott



Kings Bog, The Commons, Newtown, Kildare.

BER **E1**

sherryfitz.ie



For sale by Online Auction on Fri 20th March at 12:00pm via Offr.io website.

This charming Bungalow, located along Kilbern Lane just off the R415... in a Peaceful Rural Location – Between Kildare Town & Nurney.

Nestled on a generous plot of land, this bungalow offers the perfect rural retreat with the bonus of close proximity to Kildare Town and the Kildare Village Outlet. Kings Bog presents a wonderful opportunity for those looking to renovate and make it their own.

While the property would benefit from some upgrades and renovation, it offers great potential for the right buyer. This is a fantastic opportunity to create a cosy countryside home in a tranquil location.



Accommodation

Entrance 4.66 x 2.10:

Hallway 8.68 x 1.13: Hot press. Access to attic.

Sitting Room 4.79 x 4.21: Fireplace. Light fitting. Double doors to hallway.

Dining Area 4.15 x 3.703: French doors to rear garden.

Kitchen 3.24 x 4.75: Tiled floor. Fitted kitchen units. Vent.

Utility Room 1.82 x 2.52: Tiled floor.

Guest W.C. 0.89 x 1.50: W.C.

Bedroom 1 3.53 x 3.15: Radiator. Vent. Light fitting.

Bedroom 2 3.53 x 3.16: Radiator. Vent. Light fitting.

Bedroom 3 3.29 x 4.74: Timber floor. Light fitting.

Bedroom 4 4.25 x 5.43: Light fitting.

En-Suite 1.27 x 2.71: W.C. W.H.B. Shower. Tiled floor. Partially tiled walls.

Walk-in-Wardrobe 2.20 x 1.17:

Bathroom 4.15 x 2.06: Tiled floor. partially tiled wall. W.C. W.H.B. Bath. Radiator. Vent.





Special Features & Services

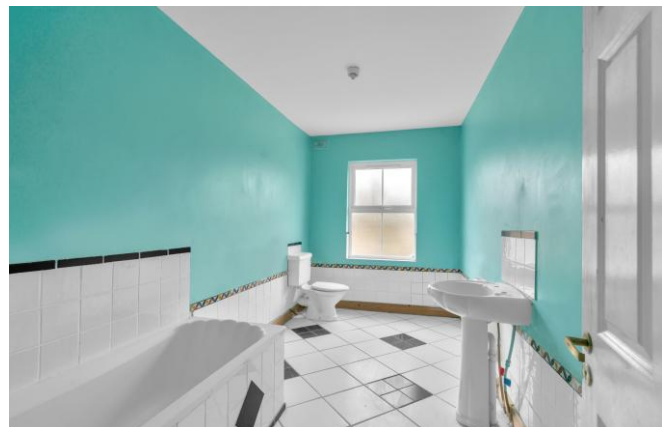
- North facing rear garden,
- Oil central heating (needs re-plumbing)
- Pebble dash exterior.
- Septic tank.

BER: E1, BER No. 101781060



Directions

From Kildare town proceed along the R415 towards Nurney for approx. 3km, turn right onto Kilbern Lane, property is located on your right-hand side marked by our For Sale Sign.





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 001945