



**SUPERB 4 BEDROOM SPLIT LEVEL DORMER BUNGALOW ON C. 0.79 ACRES**

**CAISLEAN DUBH, BLACKCASTLE, MAGANEY, ATHY, CO. KILDARE, R93 V9P2**

**GUIDE PRICE: € 395,000**



**PSRA Reg. No. 001536**

**Caislean Dubh, Blackcastle, Maganey, Athy,  
Co. Kildare, R93 V9P2**

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**FEATURES:**

- \* Large 4-bedroom family home c. 2,069 sq.ft.
- \* Large site extending to 0.79 acres
- \* Office area upstairs
- \* Attic rooms are floored out with potential for office/bedroom
- \* Castledermot 6km, Carlow 11km and Athy 12km

**DESCRIPTION:**

Caislean Dubh is superb family home comprising of a split level dormer bungalow built c. 1995 set on c. 0.79 acres extending to circa 2,069 sq.ft of accommodation approached by a tarmacadam drive. The property is situated on a generous site with gardens in lawn to front and sides with rear BBQ and entertaining area in concrete with benefit of a detached shed. Features include: PVC double glazed windows, alarm, oil fired central heating and rear raised entertaining area off conservatory.

The property is located in a nice rural setting just outside the village of Kilkea in south Kildare, close to the border with Carlow with the Three Counties Service Station located closeby. It offers tremendous accessibility close to Castledermot 6km, Carlow 11km, and Athy 12km. For commuters the train service is available from Athy or Carlow and the the M9 Motorway (Junction 4) is a mere 10-minute drive with Dublin City accessible within 45 minutes.

**AMENITIES:**

Golf in Kilkea, Athy and Carlow. Train Station available in Athy or Carlow. Shopping in Athy or Carlow. Other sporting activities in the area include rugby, GAA, horse-riding, swimming and canoeing.

**ACCOMMODATION:**

Entrance Hall 4.32m x 1.95m  
wallpaper, tiled, alarm

Kitchen/Dining 3.54m x 7.27m  
tiled floor, part tiled walls, built in ground level kitchen units, stove, Candy oven, Bosch hob, extractor fan and

Conservatory 6.06m x 4.22m  
tiled floor with French doors to BBQ area

Utility Room & Guest Toilet 3.04m x 2.35m  
with built in ground & eye level presses, tiled floor, Powerpoint double fridge/freezer, Normende washing machine, Hotpoint dryer, w.h.b. and w.c.

Sitting Room 3.62m x 5.75m  
bay window (2.322m x 0.626m), tiled floor, stove with back boiler

Storage Closet 1.05m x 2.68m

Bedroom 4 3.62m x 3.33m  
timber floor

Bedroom 3 3.55m x 3.32m  
timber floor

Bedroom 2 4.00m x 3.18m  
timber floor

Shower Room 3.00m x 2.10m  
w.c., w.h.b., tiled floor, tiled walls

Bedroom 1 6.10m x 4.38m  
bay window (1.49m x 0.685m), timber floor

En-suite 2.13m x 2.37m  
w.c., w.h.b., bath, tiled floor and walls

Landing/Office Area 2.80m x 3.62m  
carpet floor

Storage Room 3.703m x 4.577m  
timber floor, velux window

Attic Space 3.73m x 2.94m  
with timber floor

**OUTSIDE:**

Approached by a tarmacadam driveway standing on c. 0.79 acres mainly in lawns, with entertaining area in concrete to the rear and the added benefit of a detached shed.

**SERVICES:**

Well water, septic tank drainage, refuse collection, alarm, oil fired central heating and ESB.

**INCLUSIONS:**

Candy Oven, Bosch Hob, Extractor Fan, Stove, Curtains, Carpets, Light Fittings.

**SOLICITOR:**

William Fleming Solicitors, Belmont House, Kilkenny Road, Co. Carlow. R93 X5K8

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