

# For Sale

Asking Price: €470,000

Sherry  
FitzGerald  
O'Reilly



Bain Óg,  
Calverstown,  
Kilcullen,  
Co. Kildare,  
R56PK46.

BER C2

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald O'Reilly are delighted to welcome you to B ain  g, a four bedroomed bungalow on a site of 0.74 of an acre of gardens. This superb home enjoys an elevated position on the site and commands lovely countryside views. All reception rooms are to front to take advantage of these views.

This charming home is situated in a peaceful but convenient location less than two minutes from Calverstown Village. The property is just 4 kilometres from the M9 and 5 minutes from the town of Kilcullen with its many shops, restaurants and sporting facilities. Newbridge with its Whitewater shopping centre is just 15 minutes away. This home is perfect for the family looking for a private detached home with all the benefits of country living but with easy access to Urban facilities.

The property has been recently updated with triple glazed uPvc windows, new oil boiler, new front door and Stanley Reginald boiler stove.

Accommodation briefly comprises entrance hall, sitting room, kitchen/dining, living room, utility room, 4 bedrooms, shower room, family bathroom and garage.



## Accommodation

**Hallway** The hallway links all rooms in the house. It has a carpet floor and hotpress off.

**Sitting Room** 4.8m x 3.9m (15'9" x 12'10"): The sitting room is a bright space with lovely views over the verdant countryside. It boasts a Stanley Reginald boiler stove which heats the radiators as well as this room. With grey oak laminate flooring underfoot.

**Living Room** 3.9m x 3m (12'10" x 9'10"): The cosy living room is open to the Kitchen. It includes a cast iron fireplace with granite surround and open fireplace.

**Kitchen/Dining Area** 4.76m x 3m (15'7" x 9'10"): With a large window to front, this is a light filled room. It is fitted with an array of storage cabinets and drawers, with a tile splashback and its original parquet floor. It includes an integrated double oven, ceramic hob, dishwasher and fridge freezer.

**Utility Room** 3.16m x 2m (10'4" x 6'7"): The utility room includes washing machine, dryer and fridge freezer.

**Shower Room** 2.88m x 1.5m (9'5" x 4'11"): The shower room comprises shower unit with electric shower, wc, vanity unit and tiling to floor and surrounds.

**Storage Room** 1.95m x 1.5m (6'5" x 4'11"):

**Bedroom 1** 3.62m x 3m (11'11" x 9'10"): This is a double bedroom to rear with carpet floor and built-in wardrobe.

**Bedroom 2** 3.86m x 3.73m (12'8" x 12'3"): A large double room of dual aspect to front and side, it has a carpet floor and built in shower cubicle.

**Bedroom 3** 3.3m x 3m (10'10" x 9'10"): Another double room to rear with built in wardrobes and carpet floor.

**Bedroom 4** 4.03m x 2.7m (13'3" x 8'10"): This is a twin bedroom with carpet floor.

**Bathroom** 3.4 x 3m (3.4 x 9'10"): The bathroom has been recently updated to include a contemporary suite of wc, wash basin and freestanding double ended bath. It has panelling to walls and a grey oak laminate floor.

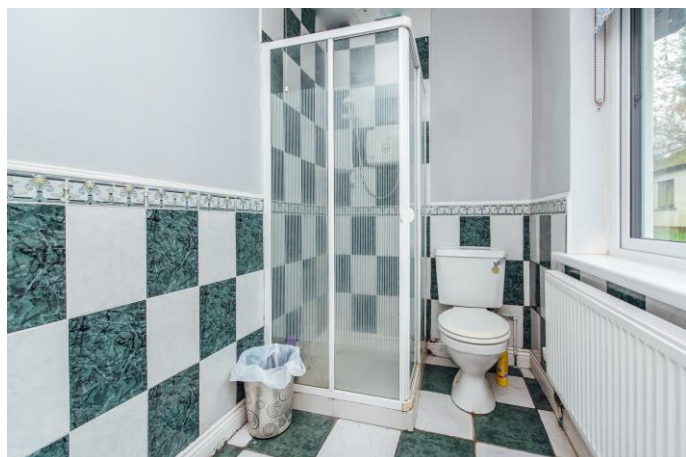
## Outside

**Garage** 6.1m x 4.48m (20' x 14'8"): Block built garage with wooden double doors and lighting.

**Garden** The driveway offers parking for many cars to front, rear and side. The substantial lawns wrap around the house with evergreen hedging defining the borders. There are hosts of mature trees and shrubs, and a patio area to front to enjoy the views.







#### Special Features & Services

- Built circa 1978.
- Set on 0.75 of an acre approximately.
- Extends to 153m2 approximately.
- Elevated site with lovely countryside views.
- Oil fired central heating with new boiler.
- uPvc triple-glazed windows.
- Extensive gardens with lawns, specimen trees, shrubs and hedging.
- Parking for many cars to front rear or side.
- All blinds, carpets, curtains, appliances and light fittings included.
- Fitted alarm system with remote access.
- Close access to the M9.
- 4 minute drive to Ballyshannon National school, 6 minutes to schools in Halverstown or Kilcullen.
- While located just 2 minutes from the village of Calverstown, the busy shopping towns of Kilcullen and Newbridge are just five and fifteen minutes away, offering many shops, restaurants and leisure facilities.

BER BER C2, BER No. 105415780







#### NEGOTIATOR

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#### DIRECTIONS

From Kilcullen – Take the R448 for 4km, turning left onto the L8008, signposted Calverstown. Travel for 1.2km and Bábín Og will be on your right hand side.

**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 familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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