



DOWLING PROPERTY

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11 The Elms, Cut Bush, The Curragh, Co. Kildare, R56TX05

Exclusive 5 Bed Detached Home On Landscaped & Private c.0.32 Acre Site

A.M.V. €470,000

BER B2



Welcome to No.11 The Elms. Tucked away in this sleepy cul-de-sac in this highly sought after location, is where you will find this fabulous B2 rated, 5 bedroom, detached family home for sale. Standing on an impressive c.0.32 acre private site, this fine home is in a small cluster of just 10 other detached homes on the edge of The Curragh.

Presented in excellent condition throughout with accommodation extending to c.195 sq.mt. and offers an ideal layout for family living. The real highlight is the "show stopping" open plan, semi professional kitchen with a large range of high caliber appliances included & an impressive centre island. This fine home also benefits from a large downstairs bedroom, utility, en-suite, guest w.c., home office and 3 reception areas.

The gardens are absolutely magical and have been lovingly maintained by its green fingered owners throughout the years and offer extensive lawn areas, vegetable patch, vast selection of flowers and shrubs and enjoying privacy throughout. It is also worth noting that full planning permission was granted for a detached house in the garden, which has subsequently expired. The Elms is just a short walk to the primary school, a 5 minute drive to M7-M9 and just c.7km to Kildare Village. We celebrate 21 years in business here at DP this year and we can safely say that this special home has been one of our favourites. A True Gem!!



www.myhome.ie/4695954

The accommodation, which is bright and spacious briefly consists of entrance hallway, guest w.c., bedroom 1, lounge, open plan kitchen/living/dining room, dining room, T.V. room, utility and home office. Upstairs are 4 double bedrooms (1 en-suite) and family bathroom.

All amenities are located close by including Centra, pharmacy, primary school and churches. The Kildare Shopping Village is close by along with all multinational retailers in Newbridge. Kilcullen is c.7km, Newbridge c.6km and Dublin c.50km.

Accommodation

Entrance Hallway	7.89m x 2.17m	A most welcoming hallway with tiled floor.
Guest W.C.	1.72m x 1.05m	W.C, wash hand basin and tiled floor & walls.
Lounge	5.10m x 3.76m	A well proportioned reception room with large full length window. Attractive open fireplace, wooden floor and T.V. point.
Downstairs Bed 1	4.52m x 2.77m	A welcome addition to any home is this large ground floor double bedroom. Built in book shelf, wooden floor and ceiling cladding.
Kitchen/Living Area	6.53m x 6.75m	The heartbeat of this wonderful home is this very impressive, open plan semi professional kitchen with an extensive range of fitted units with integrated microwave, grill, 2 ovens, coffee maker, steamer, fridge/freezer and dishwasher. There is also a large centre island with integrated hob and wok and 5 breakfast bar stools. Living area with large wood stove with back boiler. Open plan too...
Dining Room	3.88m x 3.28m	A bright dining area over looking the landscaped gardens with patio door, vaulted ceilings and tiled floor.
T.V. Room	3.67m x 2.64m	A very comfortable and well located T.V. room inter linking with the dining area and kitchen.
Utility Room	3.40m x 3.17m	A magnificent utility room with extensive range of fitted units. Large stainless steel work-top with sink. Washing machine and dryer. Tiled floor and door to outside.
Home Office	3.28m x 3.14m	A versatile room currently being used as home office but would be ideal for large playroom.
Upstairs Landing	5.90m x 2.10m	Hotpress and attic access.
Bed 1 (Front)	4.70m x 3.09m	Spacious double bedroom with recently fitted double sliding wardrobes. T.V. point.
Bathroom	2.27m x 1.82m	Fully tiled floor and walls. W.C. and wash hand basin with built-in storage space. Step in shower.
Bed 3 (Rear)	3.13m x 2.77m	Double bedroom.
Bed 4 (Rear)	3.78m x 2.57m	Double bedroom with built-in wardrobes.



En-Suite	2.44m x 1.38m	Tastefully tiled floor and walls, W.C, wash hand basin and step in electric shower.
Bed 5 (Front)	4.19m x 2.67m	Large double bedroom overlooking front garden.
Gardens		One of the many highlights of this special home is the mature, landscaped and private garden standing on a c.0.32 acre site. An absolute gardeners paradise with a comprehensive variety of flowers and shrubs. Immaculately maintained lawn area with mature boundry hedging. Steel shed and childrens playhouse. *NB Please note full planing permission was granted for a detached home which has since expired and maybe reinstated.

Features

- Highly Sought After Location
- Impressive B2 Energy Rating
- 5 Double Bedrooms
- Large Utility Room
- En-Suite Bedroom
- Solar Panels
- Private Landscaped Gardens
- Guest W.C.
- Large Home Office
- Double Glazed P.V.C. Windows
- Large Site Extending To c.0.32 acres
- Accommodation Extends To c.195 sq.mt. (2,098 sq.ft.)
- Downstairs Bedroom
- 5 Minute Drive To M7 And M9
- Newbridge c.6km - Kilcullen c.7km - Kildare c.8km
- Previous Full Planning Permission Granted For Detached House In Garden

BER Details

BER: B2

To Include

Curtains, Dining Table & 6 Chairs, Dryer, Light Fittings & Washing Machine, Fridge Freezer, Dishwasher, Coffee Maker, Steamer, Microwave, Grill, 2 Ovens, Wok & Hob, 5 Breakfast Bar Stools.

Viewing

Strictly By Appointment Only

Directions

R56 TX05





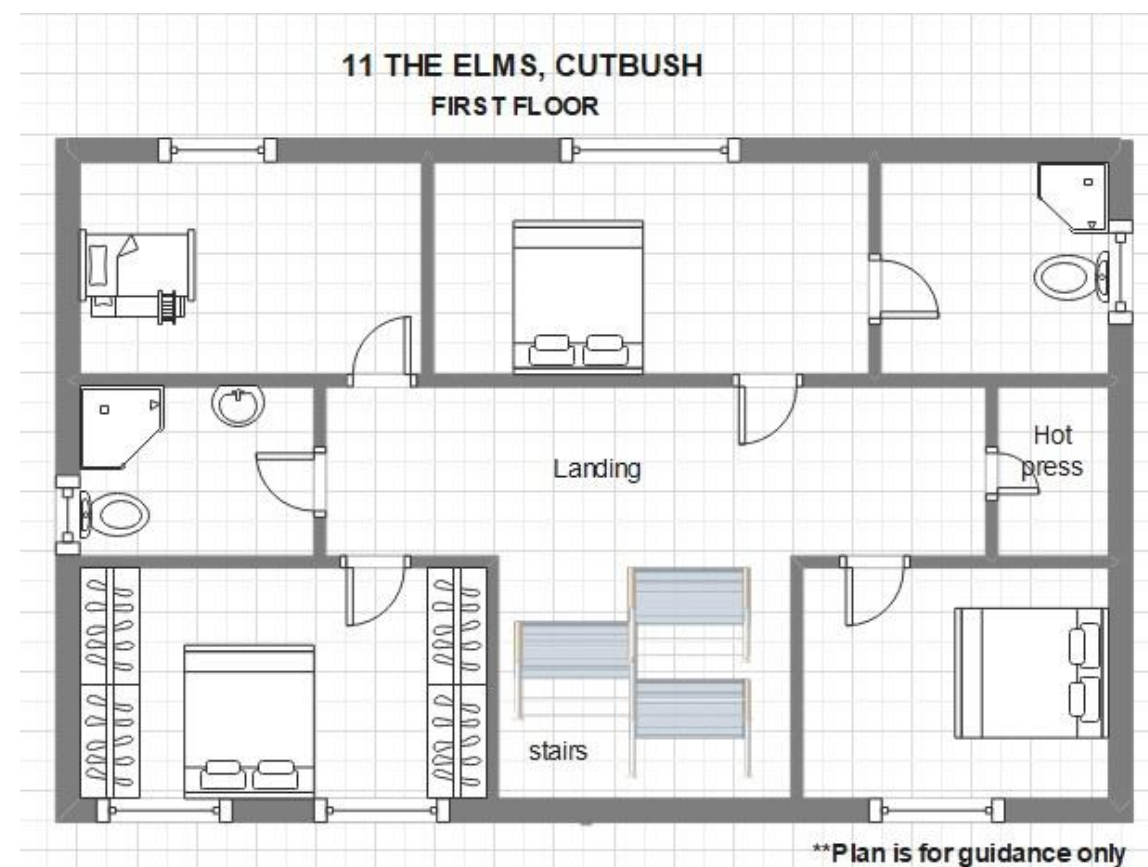
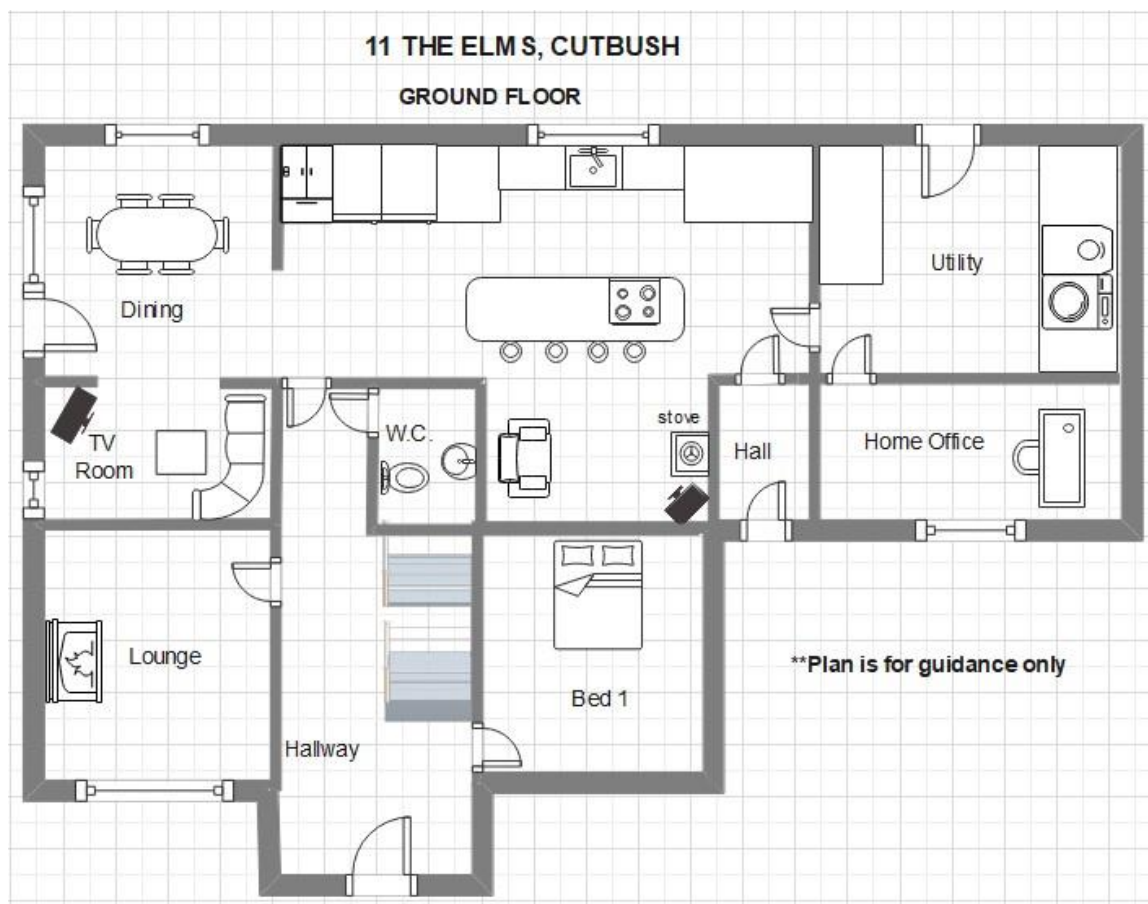












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