



CHARMING COTTAGE ON C. 1 ACRE

GRANGEBEG, BRANNOCKSTOWN, KILCULLEN, CO. KILDARE W91 E974

Guide Price: €295,000



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**GRANGEBEG, BRANNOCKSTOWN,  
KILCULLEN, CO. KILDARE W91 E974**

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### DESCRIPTION:

Approached by a sweeping gravel drive situated in a wonderful mature setting standing on c.1 Acre enclosed by mature trees with lawns, flower beds, shrubs and a stream which meanders through the gardens. Located in a quiet Country setting c.1 ¼ miles from Dunlavin, c.3 miles Brannockstown, c.5 miles Kulcullen, c.11 miles Blessington, c.11 miles Naas and c.10 miles Newbridge. For commuters the N81 is c.4 ½ miles and M9 Motorway c.5 miles providing speedy access to the City. The cottage extends to c. 1,600 sq. ft. of accommodation with double glazed windows, 4 oven Aga Cooker and oil fired central heating.

The surrounding towns offers good educational, shopping and restaurants all within a 20 minute drive.

### AMENITIES:

Local amenities include Golf in Rathallagh or Tulfarris, racing in Naas, Curragh or Punchestown, GAA, Ruby, horseriding in the area. Shoppers have the benefit of Whitewater Shopping Centre in Newbridge and Kildare Retail Outlet Village offering designer shopping at discounted prices.

### ACCOMMODATION:

**Porch:**  
With wooden floor.

**Livingroom:**  
8.02m x 3.85m with wooden floor, raised hearth fireplace, hotpress and double doors to rear.

**Kitchen/Diningroom:**  
6.68m x 4.46m with built-in ground and eye level presses, tiled floor, 4 oven oil fired AGA, plumbed, tiled surround, s.s. sink unit, hob and 2 extractor units

**Bedroom 1:**  
4.64m x 4.58. with vaulted ceiling.

**Ensuite:**  
w.c., w.h.b., electric shower and tiled floor.

**Bedroom 2:**  
2.95m x 2.7m with double built-in wardrobes and patio door.

**Bedroom 3:**  
3.82m x 2.9.

**Bedroom 4:**  
3.08m x 2.67m.

**Bathroom:**  
w.c., pedestal w.h.b., bath with shower attachment, wood panel surround and tiled floor.

### FEATURES:

- Oil fired central heating.
- Double glazed windows.
- Wonderful mature site.
- c.1 Acre with stream running through the property.
- c.1,600 sq. ft. (c.148.5 sq. m.).
- 4 oven AGA cooker.

### OUTSIDE:

Approached by a sweeping gravel drive set amid a wonderful mature setting standing on c.1 Acre enclosed by mature trees with lawns, flowerbeds, shrubs and a stream which meanders through the gardens.

### SERVICES:

Mains water, septic tank drainage, oil fired central heating.

### SOLICITOR:

Reidy Stafford,  
Main Street,  
Kilcullen,  
Co. Kildare.

### INCLUSIONS: Aga Cooker

### BER: D1

**CONTACT:** Liam Hargaden  
M: 086-2569750 T: 045-433550

[liam@jordancs.ie](mailto:liam@jordancs.ie)





Edward Street,  
Newbridge,  
Co. Kildare.  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)



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