

FOR SALE

BY PRIVATE TREATY

**Yeomanstown,
Caragh,
Naas,
Co Kildare.**



Three Bedroom Bungalow
c.110.1sq.m. /1,185sq.ft.



Price: €295,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this completely refurbished and heavily extended three bedroom semi detached bungalow to the market in this picturesque and highly sought after location. Yeomanstown is situated within an effortless commute of Dublin, c. 20 minutes from Newlands Cross, and is less than 10 minutes from Naas & Sallins. This alluring family home is practically "brand new" and is presented in splendid condition throughout. Internal living accommodation of c. 1,185 sq ft comprises of entrance hallway, main family bathroom, three double bedrooms, master bedroom ensuite and an extra large rear extended lounge/kitchen/dining room. There has been no expense spared throughout and it has been finished with great attention to detail. The hardwood kitchen comes complete with fitted appliances and a centre island. The dual aspect, extended rear living space has three separate patio doors introducing an abundance of natural light. The low maintenance exterior has also been elegantly finished with a loose stone driveway, giving room to park a number of vehicles, along with a south facing Indian Sandstone patio area. The lawned garden offers undisturbed, breath-taking green field and mountain views. An absolute fairy tale property – Viewing is highly recommended.

FEATURES

- c. 1,185 sq ft
- BER B3
- COMPLETELY REFURBISHED & EXTENDED
- Pristine condition throughout
- uPVC double glazed windows & doors
- Fully alarmed
- Heavily insulated
- Oil fired central heating
- Top of the range condensing boiler
- Bio Cycle septic tank
- Mains water
- 3 double bedrooms
- Large family bathroom
- Master bedroom ensuite
- Dual aspect master bedroom
- Superb extended open plan lounge/kitchen/dining room
- Dual aspect rear extension with 3 x double doors
- Fitted kitchen with centre island



ACCOMMODATION

HALLWAY

L-shaped tiled hallway, access to three bedrooms, bathroom and kitchen/lounge.

KITCHEN/LOUNGE

16'0" x 11'4" (4.9m x 3.5m)

Extra large open plan room to the rear of the property, fully fitted L-Shaped kitchen with centre island, tiled floor and splashback, bright and spacious dual aspect lounge.

BEDROOM 1

11'1" x 9'8" (3.4m x 3m)

Double bedroom to the front of the property, laminate flooring and venetian blinds.

BEDROOM 2

10'4" x 8'8" (3.2m x 2.7m)

Double bedroom to the front of the property, laminate flooring, and venetian blinds

BEDROOM 3

16.0" x 11'4" (3m x 2.3m)

Master bedroom to the front of the property dual aspect, laminate flooring, venetian blinds and access to the entire house.

BATHROOM

10'4" x 6'2" (3.2m x 1.9m)

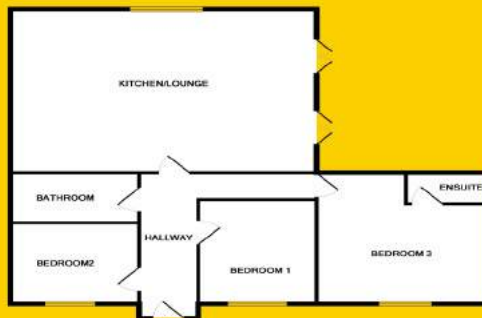
Fitted with w.c, whb and bath with Mira Shower.

OUTSIDE SIDE

Loose stone entrance with indian standstone paving, ample space to park a number of cars, generous lawn garden with undisturbed mountain and green views. Bounded by fenceway and hedges.



FLOOR PLANS



The floor plans are provided for the sole purpose of giving you an idea as to the general layout. Dimensions have been rounded off and omitted where appropriate to provide clarity and save space. Made with Metronix, 02/17/16

DIRECTIONS

If travelling on M7 take exit 10 for Newbridge. At the top of the slip road turn right for Rathangan. Proceed ahead passing Finchley Motors on the left hand side and continue straight on crossing the bridge. Turn right for Thomastown, proceed ahead and the property can be found on the right hand side clearly marked by our For Sale sign.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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For further information or advice, please call:
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