



**CHARMING DETACHED 3 BEDROOM BUNGALOW ON C. 0.47 ACRE**

**Brooklands, Kilkea, Castledermot, Co. Kildare, R14 X995**

**GUIDE PRICE: € 295,000**



**PSRA Reg. No. 001536**

**Brooklands, Kilkea, Castledermot, Co.  
Kildare, R14 X995**

---

**FEATURES:**

- \* Nice mature 0.47 Acre Site
- \* PVC double glazed windows
- \* Oil fired central heating
- \* Separate home office/gym
- \* Detached garage
- \* c. 1½ km from Kilkea Castle Hotel, Golf Course and Leisure Centre
- \* Athy 10 km, Carlow 14 km and Kilcullen 24 km

**DESCRIPTION:**

Brooklands is a fine detached home approached by a gravel drive set amid c. 0.47 acre site mainly in lawn with flower beds, paved patio area, all enclosed by mature trees with a detached garage. The house has the benefit of oil fired central heating, PVC double glazed windows and PVC fascias/soffits. To the rear is a separate home office ideal for remote working or alternatively a home gym. Situated in a nice quiet rural setting only 1½km from Kilkea Castle Hotel, Golf Course and Leisure Centre on 180 acres of mature parkland. Nearby towns include Athy 10 km, Carlow 14 km and Kilcullen 24 km. For commuters the train service is available from Athy and the property is 66 km south west of the M50 via the M9 Motorway access at Junction 3 c. 8 km.

**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, horseriding, swimming and canoeing.

**ACCOMMODATION:**

**Entrance Hall** 3.58m x 1.34m  
with oak floor and coving.

**Sitting Room** 4.55m x 3.60m  
oak floor, coving, pine fireplace with cast iron and tiled inset.

**Kitchen/Dining** 6.94m x 3.15m  
Rangemaster cooker, Rangemaster extractor, tiled floor, coving, built in ground and eye level presses, Creda electric oven, tiled surround, plumbed and s.s. sink unit.

**Bedroom 1** 4.52m x 3.57m  
with oak floor and coving.

**Bedroom 2** 3.63m x 3.00m  
with closet and coving.

**Bedroom 3** 2.70m x 2.67m  
with coving.

**Bathroom**  
vanity w.h.b., w.c., bath with shower attachment, electric shower, recessed lights and fully tiled floor and walls.

**OUTSIDE:**

Approached by a gravel drive standing on c. 0.47 acre mainly in lawn with paved patio area, flower beds, all enclosed by mature trees.

- Separate detached garage 4.4m x 3.5m
- Home office/gym 5.75m x 3.63m
- Boiler house 3.64m x 3.04m
- Toilet
- 2 stores and a lean-to storage area

**SERVICES:**

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

**INCLUSIONS:**

TBC

**SOLICITOR:**

Poe Kiely Hogan Lanigan, 21 Patrick Street, Kilkenny

**BER:** E1

**BER NO:**

**CONTACT:**

Stephen Talbot  
M: 085 7218265 T: 045-433550  
E: [stephen@jordancs.ie](mailto:stephen@jordancs.ie)





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.