

FOR SALE BY PRIVATE TREATY



SUPERB 4 BEDROOM DETACHED HOUSE

**22 THE DRIVE,
CNOG NA GREINE,
KILCULLEN
CO. KILDARE.**

GUIDE PRICE: €235,000



DESCRIPTION:

Cnoc Na Greine is a modern residential development situated on the edge of Kilcullen at Sunnyhill, only a short walk from the Town Centre, schools, church, shops, pubs and restaurants. Built c. 2003, this spacious detached property overlooks a large green area and contains c. 131 sq.m. (c. 1,410 sq.ft.). The property benefits from PVC double glazed windows, gas fired central heating and brick façade. Commuters have the benefit of the M9 Motorway Access closeby, bus route in Town and Rail Service available from Newbridge Station. Local amenities include GAA, playground, fishing, canoeing, swimming, horseriding, golf, rugby and racing in Naas, Curragh and Punchestown.



ACCOMMODATION:

Hall:	2.32m x 2.32m	With coving and Chinese slate floor.
Sittingroom:	5.48m x 3.75m	With laminate floor, coving, fitted presses, shelving and French doors to rear garden.
Kitchen/Diningroom:	5.61m x 2.74m	With tiled floor, built in ground & eye level units, breakfast counter, stainless steel sink with tiled surround, Zanussi oven & hob, Electrolux integrated dishwasher, Whirlpool integrated fridge/freezer, French doors to rear garden.
Playroom/office:	3.72m x 2.42m	With wardrobe and laminate floor.
Utility:		With tiled floor, plumbed, gas burner.
Toilet:	3.85m x 3.45m	With w.c., w.h.b., tiled floor.



UPSTAIRS:

- Master Bedroom: 5.18m x 3.74m With built-in wardrobes.
- En-suite: Fully tiled with w.c., w.h.b. and electric shower.
- Bedroom 2 3.74m x 2.62m
- Bedroom 3: 3.74m x 2.42m
- Bedroom 4: 2.69m x 2.46m
- Bathroom: 3.21m x 2.19m Fully tiled, w.c., w.h.b, bath with shower.
- Hotpress: Shelved with immersion.

INCLUSIONS:

Oven, hob, extractor, dishwasher, fridge/freezer, blinds, carpets.



SPECIAL FEATURES

- Gas fired central heating.
- Double glazed wood framed windows.
- Gated vehicular side access.
- Wooden deck to rear.

OUTSIDE:

- Outside tap.
- Dual side access.
- Overlooking a large green area.

SERVICES:

Mains water, mains drainage, gas fired central heating, electricity.

SOLICITOR:

McCormack Solicitors, Newbridge, Co. Kildare

PRICE: €235,000

BER: C3

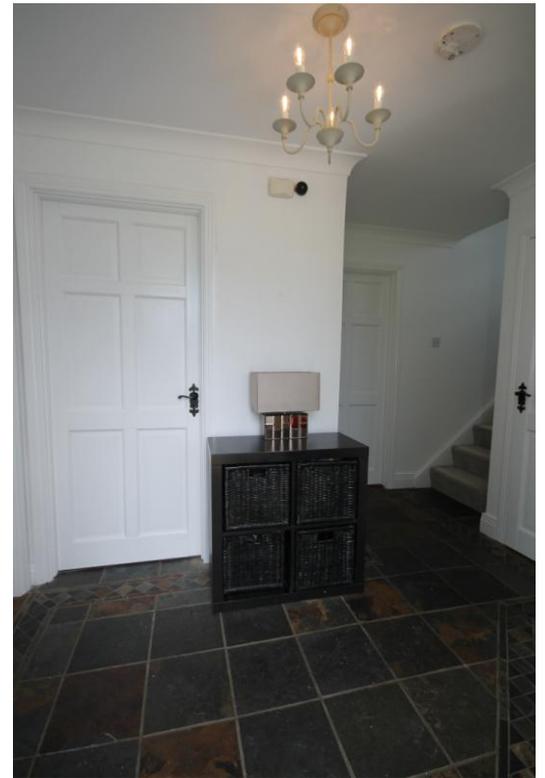
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**VIEWING STRICTLY BY APPOINTMENT
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