

FOR SALE

BY PRIVATE TREATY

37 Castle Raven
Nurney
Co.Kildare
R51 TW92



Four Bedroom Detached House
c.124.sq.m /1334sq.ft

BER TBC

Price: €265,000

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DESCRIPTION

Ray Cooke Auctioneers are pleased to announce the sale of 37 Castle Raven to the open to the market. This property is in suburb condition though out and has to be seen to be belived. This property is located in the ever popular development in Nurney village, just 4 miles from Kildare town centre and the factices that has to offer with Kildare Village also only moments away. There is primary and secondary schools also close by. The area is well serviced by the N7 road networks nearby. This luxurious house is coming to the market in fantastic condition throughout and is tastefully designed to a very fine standard by is current owner. The Accommodation comprises of a Lounge, Reception room, large open plan kitchen, downstairs WC, Utility room, 4 Double bedrooms, Master Ensuite and family bathroom. The property is well equipped with a with an amazing sunny rear garden which has a special paved area perfect for those summer BBQ'S. The front garden is also large in size and has off street parking for a minimum of two cars. There is a large green area to front of the property perfect for child's play. This property would suit first time buyers, investors and couples looking to upgrade!! Viewing is highly advised. Please call for an appointment today!!!

FEATURES

- 4 Bed/ 3 Bed
- Size 124m²
- Quite cul de sac
- Decorated to the highest standard through out
- Double glazed windows
- Gas fired central heating
- 4 Double bedroom's
- 2 Separate reception room's
- Downstairs WC
- Large open plan kitchen
- Breakfast bar
- Utility room
- Master ensuite
- Large side entrance
- Extra Large sunny back garden
- Room to park two car's in drive way
- Large Green area to front of the property perfect for child's play



ACCOMMODATION



LOUNGE

11'4" x 13'4" (3.5m x 4.1m)

Feature fireplace, wooden flooring, TV points and tastefully decorated.

KITCHEN/ DINER

27'2" x 9'5" (8.3m x 2.9m)

Open plan kitchen, fully fitted cabinets, access to back garden, breakfast bar, dining area and tiled flooring.

UTILITY ROOM

7'5" x 9'1" (2.3m x 2.8m)

Plumped for washer/dryer, fitted cabinets, fitted shelving, access to back garden.

DOWNSTAIRS W/C

4'2" x 3'6" (1.3m x 1.1m)

Tiled flooring, whb and wc.

SITTING ROOM

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

Wooden flooring, cosy room, TV points, and fitted for wall mounted television.

BEDROOM 1

8'5" x 14'7" (2.7m x 3.7m)

Double bedroom, located at the front of the property, carpet flooring, built in wardrobes, and TV points.

BEDROOM 2

8'5" x 11'8" (2.6m x 3.6m)

Double bedroom, located at the back of the property, carpet flooring, built in wardrobes, and TV points.

BEDROOM 3

8'5" x 11'8" (2.6m x 3.6m)

Double bedroom, located at the back of the property, and carpet flooring.

BEDROOM 4

13'7" x 11'8" (4.2m x 3.6m)

Master bedroom, located at the front of the property, and carpet flooring, built in wardrobes, TV points and ensuite.

ENSUITE

4'9" x 5'9" (1.5m x 1.8m)

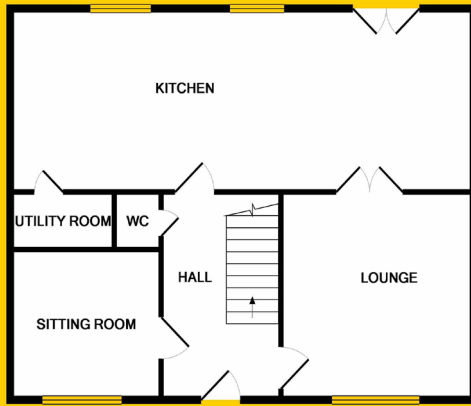
Tiled to floor and ceiling, walk in shower, Trica power shower, whb, and wc.

FAMILY BATHROOM

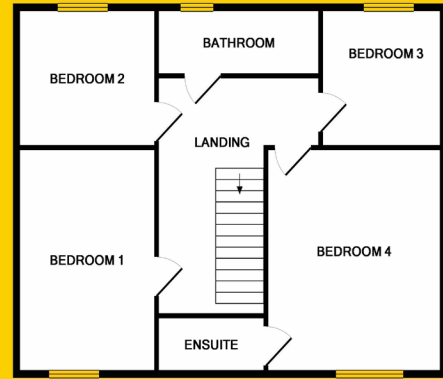
9'5" x 5'5" (2.9m x 1.7m)

Tiled to floor and ceiling, bath, walk in shower with amazon shower head, whb, and wc.





GROUND FLOOR



1ST FLOOR

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.

NEGOTIATOR

Jack Flanagan and he can be contacted on 01 4030720 or 086 7788498.

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



MORTGAGES

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