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*10 Carrighill Lower, Ballyshannon, Kilcullen, Co. Kildare, R56 VP29.*

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Ballyshannon,  
Kilcullen,  
Co. Kildare,  
R56 VP29.***

***A stunning detached  
bungalow of 213m<sup>2</sup>.***

***€590,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

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Sherry Fitzgerald O'Reilly welcomes you to 10 Carraighill Lower. This stunning detached bungalow of 213m<sup>2</sup> boasts a light-filled interior and a wonderfully spacious south-facing garden, perfect for a growing family.

Nestled in a peaceful enclave of homes in Ballyshannon, this charming residence is located in the heart of Kildare's equestrian countryside. It enjoys the convenience of having the Ballyshannon primary school and the local pub right on its doorstep. Calverstown village is just a minute's drive away, while the bustling towns of Kilcullen and Newbridge, each with many shops, restaurants, sporting facilities, and schools, can be reached within a mere 5 and 15 minutes respectively.

This home has been meticulously renovated for modern living. It boasts all new bathrooms and flooring, stylish lighting, fresh paint, and contemporary finishes like architraves, skirting, door handles, sockets, and switches.

The expansive south-facing garden is a true delight. It has been beautifully maintained, with manicured lawns, specimen trees, laurel hedging, rosebushes, and features a paved patio, the perfect spot for relaxing. The garden to front in in lawn and surrounded by beech hedging to maintain privacy. Its flowerbeds are packed with shrubs such as hydrangea and roses. The large gravel drive provides space for many cars.

The well- proportioned accommodation in this fine property briefly comprises -entrance hall, sitting room, dining room, living room, kitchen, guest wc, hall, family bathroom,4 bedrooms (2 en-suite,1 with walk-in wardrobe).

**Entrance Hallway** 6.22m x 2.14m (20'5" x 7'): The entrance is enhanced by the light streaming in the glazed front doors and the overhead roof light. It boasts a wideplank laminate oak floor and has a cloakroom off (1.82m x 0.88m).

**Sitting Room** 5.92m x 4.27m (19'5" x 14'): The trio of reception rooms are bathed in light. To front is the sitting room, a wonderfully spacious room of dual aspect, with a large bay window to front. It is warmed by the impressive marble fireplace with inset wood burning stove. Underfoot is a new oak laminate floor, which runs throughout these three rooms and into the bedrooms. From the Sitting room, glazed double doors bring you to the dining room.



**Dining Room** 5.64m x 3.24m (18'6" x 10'8"): The dining room features a bay with French doors leading to the gardens to side. Glazed doors lead to the living room.

**Living Room** 7.43m x 4.22m (24'5" x 13'10"): Awash with natural light, the spacious living room features a dual aspect, with windows on two sides. French doors open onto the patio, creating a seamless connection with the garden. The room is open to the kitchen.

**Kitchen** 5.8m x 4.86m (19' x 15'11"): The kitchen is fitted with timeless Shaker style cabinets with luxurious granite countertops. Ample storage is provided by the variety of cabinets, including spacious larder presses, a wine rack, and a display press. To centre is the large granite-topped island. This multifunctional space provides generous seating and an abundance of storage, with stylish pendant lighting overhead. There is a dedicated utility press with a washing machine and dryer. The kitchen is completed with a 5 ring gas hob, double oven, larder fridge, dishwasher and freezer. Underfoot is an easy to maintain tile floor.





**Hallway** 7.94m x 2.03m (26'1" x 6'8"): The hallway continues to the bedroom area, where there is a walk-in hotpress off.

**Guest WC** 1.76m x 1.25m (5'9" x 4'1"): Recently refurbished, the guest wc comprises a vanity unit, wc, led mirror and heated towel rail. It is beautifully tiled throughout.

**Bedroom 1** 4.27m x 3.93m (14' x 12'11"): This is a generous bedroom, with front view. It has an oak laminate floor.

**Walk-in wardrobe** 1.94m x 1.77m (6'4" x 5'10"): Fitted with shelving, drawers show racks and hanging rails.

**En-Suite** 2m x 1.84m (6'7" x 6'): The en-suite has been recently fitted with all new vanity, wc, shower cabinet with electric shower, Led mirror and stylish tiling to floor and walls.

**Bedroom 2** 3.7m x 3.23m (12'2" x 10'7"): Bedroom two overlooks the rear garden. It is a large double room with oak laminate floor.

**En-Suite** 1.76m x 1.53m (5'9" x 5'): This en-suite combines all new wc, vanity unit, shower unit with electric shower, heated towel rail and extractor. It is fully tiled.

**Bedroom 3** 33.71m x 3.23m (110'7" x 10'7"): This is a spacious double bedroom with view of the front garden.

**Bedroom 4** 3.71m x 3m (12'2" x 9'10"): Bedroom 4 is a double room to front with an oak laminate floor.

**Bathroom** 3.6m x 2.18m (11'10" x 7'2"): The main bathroom has been comprehensively restyled and fitted with new elegant marble effect tiles to floor and walls, a stunning freestanding double ended bath with wall mounted hardware and low profile wc. The wall mounted vanity features a bowl in matt white and lots of storage. The shower features a rainfall head and riser.

**Outside** - Metal shed 5m x 3m





## Special Features & Services

- Built circa 2002.
- Extends to a generous 213m<sup>2</sup> approximately of accommodation.
- Spacious and light-filled interior.
- Gas fired central heating.
- uPVC Soffit and fascia.
- Double glazed windows with granite sills.
- Gravel drive with lots of parking space.
- Large, landscaped gardens, south facing, with lawns, shrubs, rosebushes and specimen trees.
- Alarm.
- All appliances and light fittings included.
- Mains water and septic tank.
- All bathrooms completely refurbished with contemporary sanitaryware and tiling.
- New oak laminate flooring throughout bedrooms and reception rooms.
- New architraves and skirting.
- Freshly painted.
- All new lighting, switches and sockets.
- New locks and handles on all doors.
- Heating system recently flushed out and boiler serviced.
- Roof and gutters cleaned.
- Large steel garden shed.
- For the commuter, it's a 4 minute drive to Junction 2 of the M9.
- The nearby bus stop for route 130/A brings you to Kilcullen, Naas and Dublin.
- A 1 minute walk to the local Primary school, and a short drive to the secondary schools in Kilcullen or Newbridge.
- Two minute walk to the local pub.
- Calverstown village with its shop, pub and takeaway is just 1 minute away.









## DIRECTIONS

From Main Street, Kilcullen, drive straight on the R418 for 7 km. Just after Ballyshannon National school and Dowlings Pub, turn left. Take the next left turn into Carrighill Lower. Turn left, and number 10 is on your left.

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