



**SPACIOUS 4 BEDROOM DETACHED
RESIDENCE**



**14 The Court, Cnoc Na Gréine, Kilcullen,
Co. Kildare R56 DC95**



PSRA Reg No. 001536

Guide Price: € 299,500

FOR SALE BY PRIVATE TREATY

14 The Court, Cnoc na Gréine, Kilcullen,
Co. Kildare R56 DC95

FEATURES:

- Within walking distance of town centre.
- Gas fired central heating.
- Hardwood double glazed windows.
- Low maintenance brick façade exterior.
- Exceptionally spacious property c.1,675 sq. ft.
- Presented in excellent condition throughout.

DESCRIPTION:

Cnoc na Greine is a modern residential development built around 2003 situated on the edge of Kilcullen. The house is presented in excellent condition throughout containing c.155.58 sq. m. (c.1,675 sq. ft.) with the benefit of gas fired central heating, hardwood double glazed windows and a low maintenance brick façade. Situated within a quiet enclave in Cnoc na Greine, the property is only a short walk from the town centre with shops, pubs, restaurants, schools and church. The M9 Motorway is only a short drive, bus route from the Naas Road and commuter rail service from Newbridge or Sallins stations.

ACCOMMODATION:

Hallway 1.90m x 4.93m
(6.23ft x 16.17ft)

Oak floor, closet

Living Room 3.20m x 3.08m
(10.50ft x 10.10ft)

Kitchen/Dining 5.86m x 8.85m
(19.23ft x 29.04ft)

Tiled floor, built in ground level eye units, tiled surround, Electrolux dishwasher, s.s. sink, Zanussi 5 ring hob, cooker hood, Candy electric double oven.

Utility Room

Tiled floor, s.s. sink, plumbed, fitted presses.

Toilet

w.c., w.h.b., tiled floor.

FIRST FLOOR:

Sitting Room 5.86m x 3.50m
(19.23ft x 11.48ft)

Oak floor, coving, recessed lights, gas fire, fireplace.

Bedroom 1 5.86m x 3.20m
(19.23ft x 10.50ft)

Oak floor, range of build in wardrobes, ensuite.

En-suite

Electric shower, w.c., w.h.b.

SECOND FLOOR:

Bedroom 2 3.20m x 5.86m
(10.50ft x 19.23ft)

Laminate flooring, mirrored sliding wardrobe.

Bathroom

w.c., w.h.b., bath, tiled walls and surround.

Bedroom 3 3.17m x 2.40m
(10.40ft x 7.87ft)

Built in wardrobes, laminate flooring.

Bedroom 4 3.52m x 2.57m
(11.55ft x 8.43ft)

Laminate flooring.

Hotpress

Shelved with immersion.

Attic Space

Folding attic stairs, partly floored.

OUTSIDE:

Wooden deck to rear garden, barna shed, outside tap, side access on both sides with gates.

SERVICES:

Mains water, mains drainage and gas fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, integrated appliances.

BER: C2

BER NO: 111378089

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