



DELIGHTFUL DETACHED 4 BEDROOM BUNGALOW ON C. 2/3 ACRE

4 CLUAIN DARA, CUTBUSH, THE CURRAGH, CO. KILDARE

Guide Price: €349,500



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

4 CLUAIN DARA, CUTBUSH, THE CURRAGH, CO. KILDARE

DESCRIPTION:

Cluain Dara is a small residential development of 8 detached houses on generous sites in the sought after village environment of Cutbush. The property is only a two minute walk by footpath from the village, having the benefit of a shop, primary school and pub on your doorstep with secondary schools in Newbridge, Kilcullen and Kildare all within a 10 minute drive.

Situated in a quiet cul-de-sac approached by gravel drive with gardens to rear mainly in lawn enclosed by trees and hedges with 2 paved patio areas. Built in the early 90's containing c. 1,614 sq. ft. (c. 150 sq. m.) of accommodation offering an ideal family home with a red brick/plastered finish, hardwood double glazed windows, Planning Permission to extend, solar panels, alarm, oak flooring, oil fired central heating and antique pine fitted kitchen. The property is ideal for commuters with the M9 Motorway access at Kilcullen (c. 3½ miles), M7 Motorway access at Junction 12 Ballymany (c. 3½ miles), along with commuter rail service from Kildare and Newbridge stations.

Surrounding towns include Kildare (c. 4½ miles), Newbridge (c. 4 miles) and Kilcullen (c. 4 miles) offering an excellent selection of restaurants, pubs and shopping facilities including Whitewater Shopping Centre and Kildare Retail Outlet Village.

ACCOMMODATION:

Entrance Hall: 4.74m x 2.08m with oak floor, coving and cloak closet.

Sittingroom: 5.35m x 4.32m into bay windows with coving, recessed lights and oak floor and brick fireplace.

Diningroom: 3.65m x 3.65m oak floor, recessed lights, coving and French doors.

Kitchen: 4.13m x 3.65m slate floor, s.s. sink unit, pine built-in ground and eye level units, electric oven, tiled surround, recessed lights, ceramic hob, extractor unit and plumbed.

Utility: slate floor, plumbed and fitted presses.

Hotpress: shelved with immersion.

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

Bedroom 1: 3.76m x 3.46m with range of built-in wardrobes, laminate floor and recessed lights.

Ensuite: 3.38m x 1.65m vanity w.h.b., w.c., recessed lights, double electric shower, fully tiled floor and walls.

Bedroom 2: 3.04m x 3.02m built-in wardrobes and laminate floor.

Bedroom 3: 3.04m x 3.04m laminate floor and built-in wardrobes.

Bedroom 4: 3.04m x 3.04m with laminate floor.

Office: 3m x 2.76m recessed lights, laminate floor, shelving and French doors.

INCLUSIONS:

Oven, hob, 2 barna sheds, blinds and light fittings.

FEATURES:

- c. 1,614 sq. ft. (c. 150 sq. m.) of accommodation.
- Hardwood double glazed windows.
- Solar panels.
- Alarm.
- C. 2/3 Acre site.
- Oil fired central heating.
- Antique pine fitted kitchen.
- Redbrick/plastered exterior.
- 2 paved patio areas.
- Small residential development of 8 houses.
- Quiet village environment.
- Adjacent to shop, school and pub.
- Planning Permission to extend (Planning Ref: 14960).

OUTSIDE:

Approached by a gravel drive to front and side with vehicular gated side access along with 2 pedestrian gates on either side of house to rear garden. The site stands on approximately c. 2/3 Acre mainly in lawn enclosed by trees and hedges. There are 2 paved patio areas, 2 barna sheds and boiler house.

SERVICES:

Mains water, recently upgraded (2015) septic tank drainage, refuse collection, electricity, phone, alarm, solar panels and high speed internet access (Eircom).

SOLICITOR:

Brendan D. O'Connor & Co., 179 Crumlin Road, Crumlin, Dublin 12.

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TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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JORDAN

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