



EXCEPTIONAL DETACHED 4 BEDROOM BUNGALOW ON C.0.47 ACRE.

BELAN, MOONE, CO. KILDARE R14 YC84.

Guide Price: €345,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**BELAN, MOONE, CO. KILDARE
R14 YC84**

DESCRIPTION:

Situated in a nice quiet rural setting c. ½ mile west of Moone Village. The property was built in 2015 and finished to an exceptionally high standard extending to c.179 sq. m. (c.1,927 sq. ft.), with gas fired central heating, double glazed windows, alarm, 12 ft ceiling in kitchen/living area, solar panels, air circulation system and feature modern fitted kitchen with island unit. Approached through electric gates to a gravel driveway standing on c.0.47 Acres mainly in lawn with paved patio area and stores. Easily accessible to the surrounding towns with Athy 6 miles, Castledermot 5 miles, Kilcullen 12 ½ miles and Carlow 12 miles. Located just off the R448 (old Dublin/Carlow Road), c.3 miles from the M9 Motorway at Junction 3 and train service available from Athy Station.

This is an ideal family home finished to a high specification which must be viewed to be appreciated.

Local amenities include GAA, rugby, fishing, horse riding, leisure centre and golf at Rathsallagh House and Golf Club, Athy, Carlow and Kilkea Hotel and golf club.

ACCOMMODATION:

Entrance Hall: 7m x 1.5m with tiled floor.

Living Area: 4.7m x 4.3m with Amtico LVT flooring, raised wood burning stove, 12 ft. ceiling, wall lights and French doors to paved patio area.

Kitchen/Dining Area: 7.13m x 5.74m with tiled floor, modern fitted kitchen with built-in ground and eye level units and walnut counter tops. Island unit with s.s. sink and integrated dishwasher. Integrated oven, steam oven, and grill, integrated microwave, 5 ring gas hob with extractor unit above.

Utility: 4.35m x 3.8m with built-in ground and eye level units, s.s sink unit, plumbed. Tiled floor. Hotpress.

Shower room: with pumped double shower, w.c, w.h.b, heated towel rail. Tiled floor to ceiling.

Bedroom 1: 5.2m x 3.65m into bay window with Amtico LVT flooring, recessed lights and wall to wall sliding wardrobes.

Bathroom: 4.27m x 2m with w.c, w.h.b, jacuzzi bath with shower attachment, large shower cubicle with pumped thermostatic shower panel. Tiled floor, half tiled walls.

Bedroom 2: 4.27m x 3.07m with Amtico LVT flooring, recessed lights and double built-in wardrobes.

Bedroom 3/Study: 4.27m x 4.35m with Amtico LVT flooring and French doors.

Bedroom 4: 4.4m x 3m with Amtico LVT flooring recessed lights and built-in wardrobes.

FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Exceptionally well finished.
- C.179 sq. m. (c.1,927 sq. ft.).
- Feature modern fitted kitchen.
- 12 ft ceiling height to kitchen and livingroom.
- PVC fascia/soffits with inset lighting.
- Electric gates.
- Paved patio area to rear.

OUTSIDE:

Approached through electric gates to a gravel driveway the site stands on c.0.47 Acres with gardens laid out mainly in lawn, paved patio area, outside tap, outside socket, PVC fascia/soffits with inset lights, garden shed (c.4.18m x 4.7m) and storage shed/workshop.

SERVICES:

Well water, septic tank drainage, gas fired central heating and alarm.

SOLICITOR: David Powderly, The Square, Kilcock, Co. Kildare.

INCLUSIONS:

Blinds, dishwasher, ovens, hob, extractor and light fittings (excluding light fitting in bedroom 3).

BER: B2

CONTACT: Liam Hargaden

M: 086-2569750 T: 045-433550

liam@jordancs.ie





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**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordancs.ie**

