



SUBSTANTIAL DETACHED 4 BEDROOM BUNGALOW ON C. 0.7 ACRE

Hawthorn House, Eyrefield Road, Curragh, Co. Kildare, R56 A074

GUIDE PRICE: € 575,000



PSRA Reg. No. 001536

Hawthorn House, Eyrefield Road, Curragh, Co. Kildare, R56 A074

FEATURES:

- * Oil fired central heating
- * PVC double glazed windows
- * Generous c. 0.7 acre site
- * Superb location just off the Curragh Plains
- * Easy access of Newbridge, Kildare and Kilcullen
- * Excellent road and rail infrastructure with motorway, bus and train service
- * c. 205 sq.m. (c. 2,200 sq.ft.)

DESCRIPTION:

Hawthorn House is a fine detached family home set on an elevated site in a cul de sac of 4 houses only 200 metres from the world famous Curragh Plains extending to c. 4,500 acres of open parkland. Approached by a tarmac drive to a c. 0.7 acre site with gardens to front and rear enclosed by trees and hedges with paved patio to rear. Built c. 2000 containing c. 2,200 sq.ft. (c. 205 sq.m.) of accommodation with the benefit of oil fired central heating, PVC double glazed windows, 2 ensuite bedrooms, pine fitted kitchen and PVC fascias/soffits.

Situated in an excellent sought-after location on the Curragh edge 1 1/2 km west of Athgarvan village with shop and pub, the Athgarvan primary school which is situated on the Curragh Plains only c. 250 metres from the house. The home is equidistant from Kilcullen (4 km) and Newbridge (4 km) with schools, church, pub, restaurants, banks and superb shopping to include such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies, DID Electrical, Homestore & More, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a 10 minute drive offering designer shopping at discounted prices.

Commuters have the benefit of the M7 Motorway access at Junction 12 (Ballymany c. 2 1/2 km), bus route from Newbridge direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall: 4.02m x 3.00m
Coving and oak floor.

Sitting Room: 6.48m x 4.06m
Into bay window with oak floor, coving, wall lights, cast iron fireplace with tiled insert.

Kitchen/Living: 8.41m x 4.64m
Tiled floor, cast iron fireplace, recessed lights, coving, pine built-in ground and eye level presses, Belfast sink unit, tiled surround, Bosch integrated dishwasher.

Hotpress:

Living Room: 6.00m x 3.40m
With wooden floor.

Utility Room:
Plumbed, fitted presses and tiled floor.

Guest WC:
w.c., w.h.b.

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

Bedroom 1: 4.20m x 3.73m
With wooden floor and double built-in wardrobes.

En-Suite 1:
w.c., w.h.b., electric shower, tiled floor and surround.

Bedroom 2: 4.60m x 3.48m
With wooden floor and double built-in wardrobes.

Bedroom 3: 4.20m x 3.38m
With double built-in wardrobes and wooden floor.

Bedroom 4: 3.73m x 3.53m
With wooden floor, double built-in wardrobes.

En-Suite 2:
Electric shower, w.c., w.h.b., tiled floor and surround.

OUTSIDE:

Small cul de sac of 4 houses. Approached by a tarmac drive on an elevated site with gardens to front and rear mainly in lawn enclosed by trees and hedges. Large paved patio area.

SERVICES:

Mains water, septic tank drainage, electricity, refuse collection, oil fired central heating, Fibre broadband.

INCLUSIONS:

Metal shed, light fittings, curtains, dishwasher, Rangemaster cooker, extractor.

SOLICITOR:

Murphy Gibbons Sols., Main Street, Newbridge, Co. Kildare.

BER: C2

BER NO: 116353004

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