



**CHARMING DETACHED BUNGALOW IN DESIRABLE LOCATION ON C 0.64 OF AN ACRE**



**Castle View, Kilkea, Castledermot, Co. Kildare, R14 TR62**

**GUIDE PRICE: € 335,000**



**PSRA Reg. No. 001536**

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Co. Kildare, R14 TR62**

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**FEATURES:**

- \* Mainly double glazed windows
- \* Oil fired central heating
- \* 2 entrances from road
- \* Septic tank
- \* Broadband
- \* Electric gates
- \* Large c. 0.64 acre site

**DESCRIPTION:**

“Castle View” is a charming detached residence set on a circa 0.64 acre private site in the desirable village of Kilkea. Accessed via electric gates, the residence extends to circa 1,435 sq.ft of accommodation and contains 4 bedrooms, 2 reception rooms, bathroom and kitchen. There are a range of outbuildings and also a paddock which may be suitable for another residence (subject to obtaining the necessary planning permission.) Kilkea is a much sought after and picturesque country setting, home to Kilkea Castle Hotel, Golf Course and Leisure Centre on c. 180 acres of mature parkland and also a primary school. It is located only c. 5 miles from Athy, c. 3½ miles Castledermot, c. 9 miles Carlow, c. 5 miles M9 Motorway access (Junction 3 or 4) and 40 minutes south of the M50.

**ACCOMMODATION:**

Entrance Porch: 3.00m x 1.20m

Hallway: 7.72m x 1.00m

Sitting Room: 4.55m x 3.60m  
With laminate floor, feature marble fireplace with cast iron insert.

Kitchen: 3.90m x 2.75m  
With cream built in ground and eye level units, Whirlpool oven, gas hob, extractor, Belfast style sink, oil burner.

Family Room: 3.60m x 3.50m  
With brick surround fireplace.

Bathroom:  
w.c., bath, vanity w.h.b., tiled surround.

Bedroom 1: 3.60m x 3.36m

Bedroom 2: 3.65m x 3.20m

Bedroom 3: 3.60m x 2.38m

Bedroom 4: 3.65m x 2.38m

Hotpress:  
Shelved with immersion.

**OUTSIDE:**

Workshop (7m x9.6m) - with electricity.  
Fuel Store, garden shed, tool shed.  
Paddock.

**SERVICES:**

Oil fired central heating, electricity, broadband, septic tank drainage.

**INCLUSIONS:**

Carpets, lighting fittings, curtains, integrated appliances.

**SOLICITOR:**

TBC

**BER: E2**

**BER NO:**

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