



**DETACHED 3 BEDROOM BUNGALOW WITH LARGE
DETACHED GARAGE ON C. 0.81 ACRES**

**MARSHALSTOWN, CASTLEDERMOT, CO. KILDARE
R14 YV18**

GUIDE PRICE: €290,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**MARSHALSTOWN, CASTLEDERMOT,
CO. KILDARE, R14 YV18**

DESCRIPTION:

Situated in a nice quiet rural setting c.4 km northeast of Castledermot. The property was built in 2005 and finished to a very good standard extending to c. 154.38 sq.m. (c. 1,662 sq.ft.), with oil fired central heating, double glazed windows, alarm, 11 ft ceiling in the kitchen / sittingroom and modern fitted kitchen. Approached via a gravel driveway standing on large site extending to c.0.81 Acres mainly in lawn with detached garage measuring 580 sq.ft. Easily accessible to the surrounding towns with Castledermot 4 km, Athy 16 km, Kilcullen 25 km and Carlow 16 km. Located just off the R448 (old Dublin/Carlow Road), c.12 km from the M9 Motorway at Junction 3 and train service available from Athy Station.

This is an ideal family home finished to a very good 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: 4m x 3.3m with oak floor.

Sittingroom: 4.38m x 5m with oak flooring, raised fire, 11 ft. ceiling and French doors to rear seating area & garden.

Kitchen/Dining Area: 7.4m x 4.3m with tiled floor, modern fitted kitchen with built-in ground level units with s.s. sink. Integrated oven, hob with extractor unit above. 11 ft. ceiling, solid fuel stove and French doors.

Utility: 2.48m x 2.9m with built-in ground and eye level units, s.s sink unit, plumbed, tiled floor and hotpress.

Bathroom: with recessed lights, bath & shower, w.c, w.h.b, Tiled floor to ceiling.

Bedroom 1: 4.5m x 3.6m with carpet floor.

Ensuite: 4.27m x 2m with wet room shower, w.c, w.h.b, fully tiled.

Bedroom 2: 5.2m x 3.1m with carpet floor and built-in wardrobes.

Bedroom 3: 3m x 5.2m with wooden flooring and wardrobe.

FEATURES:

- PVC double glazed windows.
- Oil fired central heating.
- Large Detached Garage (580 sq.ft.).
- C.154.38 sq. m. (c.1,662 sq. ft.).
- Feature modern fitted kitchen.
- C. 11 ft ceiling height to kitchen and sittingroom.
- C. 0.81 Acre Site.
- French Doors off Sitting Room leading to seating area to rear.

OUTSIDE:

Approached via a gravel driveway the site stands on c.0.81 Acres with gardens laid out mainly in lawn with large detached garage extending to 580 sq.ft..

SERVICES:

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

SOLICITOR: James O'Reilly, Kearney Roche McGuinn, 9 The Parade, Kilkenny.

INCLUSIONS:

Blinds, oven, hob, extractor and wardrobes in Bedroom 2 & 3.

BER: C1

CONTACT: Stephen Talbot

M: 085-7218265 T: 045-433550

stephen@jordancs.ie







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

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.