



**DOWLING PROPERTY**

**Dowling Property**

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## **Ballyshannon, Kilcullen, Co. Kildare, R56XK07**

**Stunning 4 Bed Detached House on Landscaped c.0.47 Acres**

**A.M.V. €599,950**



**"Walk In And Hang Up Your Hat"! Here at Dowling Property we love selling dream homes and this is certainly one that ticks that box. Located just south of Kilcullen in this highly sought after location, is where you'll find this fantastic, 4 bedroomed, detached home for sale. Standing on an impressively landscaped c.0.47 acre site, this impeccable home is presented in show house condition throughout.**

**Accessed via a handsome electric gated stone entrance which leads to a gravel driveway and the landscaped gardens. The accommodation is very spacious throughout and extends to c.202 sq.mt. and boasts a bright and airy open plan living space. This gorgeous home carry's a very health B3 energy rating and boasts features that include a large utility room, guest w.c, sun room, dual en-suite bedrooms and a large dressing room off master bedroom. This striking home also boasts an originally built attic room with gallery staircase and would be ideal for a number of uses.**

**A real highlight is the rear detached entertainment room in the garden which extends to c.118 sq. mt. and has been designed as a 1st class entertainment room both inside and out and we can safely say you'll be the envy of many and is a really superb addition to any home. The location is simply fantastic and is just c.300 meters away from the primary school, c.1km away from Calverstown and a c.4 minute drive to M9/M7. With it's gorgeous presentation, high energy rating and fantastic landscaped site, we must now advise on early viewings as this really is a home not to be missed !!!**



[www.myhome.ie/4811486](http://www.myhome.ie/4811486)

The accommodation, which is bright and spacious and well laid out, briefly consists of entrance hallway, open plan living/kitchen, sunroom, utility, guest w.c., family bathroom, 4 double bedrooms with master en-suite. N.B.4th bedroom has been integrated as a dressing room.

All amenities are located close by which include Ballyshannon primary school (300 meters away), convenience store in Calverstown along with a pub. Kilcullen is just a c.5 minute drive away where you'll find a host of 1st class shopping including Nolan's Butcher, Eurospar, Centra and other boutique shopping. Kilcullen also has St. Brigid's Primary School and Cross and Passion Secondary School.

## Accommodation

Entrance Hallway	5.96m x 2.62m	A most impressive and welcoming hallway with porcelain tiled floor and a feature gallery staircase with ceiling height extending to c.4.57 high.
Open Plan Kitchen/Living Room	8.50m x 10.3m	The heartbeat of this stunning home is this open plan kitchen and living room with a stylish ivory fitted kitchen with built in oven/hob, dishwasher, fridge/freezer and complete with centre island with breakfast bar stools and granite worktops. Gorgeous porcelain tiled floor, lounge area, dining area and 2 open fire places backing onto each other one with stove. Feature bay window over looking the gardens.
Sun Room	3.88m x 3.77m	This versatile room enjoys a sunny aspect and would be ideal for a number of uses including dining room, play room or t.v. room. Tiled floor and a pitched ceiling. Wooden floors with recess lights and French doors leading to patio area.
Utility Room	3.25m x 2.41m	A large utility which is plumbed for washing machine and dryer, range of fitted units, tiled floor and door to outside.
Guest W.C.	2.15m x 0.95m	Fully tiled floor and walls with w.c., wash hand basin.
Bed 1 (Rear)	4.06m x 4.13m	A well presented double bedroom enjoying rear garden views. Wooden floor & T.V.point.
Bathroom	4.10m x 2.65m	This large family bathroom was recently upgraded and features a step in rain shower, jacuzzi corner bath, w.c., wash hand basin, tiled floor and tiled walls.
Bed 2 (Rear)	4.27m x 4.14m	Another spacious double bedroom with t.v. point, wooden floor and access to a shared en-suite.
Dual En-Suite	2.80m x 1.55m	A cleverly designed dual en-suite with controlled access to both master bedroom and rear double bedroom. Step in shower, w.c., wash hand basin, tiled floor and walls.
Master Bed (Front)	4.19m x 4.68m	This bright and spacious master bedroom benefits from a feature bay window, wooden floor, t.v. and phone point.



Bed 4 (Front)	3.30m x 3.51m	The 4th double bedroom has been integrated as a complete dressing room to the master bedroom but can be easily re-instated back to the original bedroom.
Upstairs Attic	13.8m x 4.48m	This is an original attic room built from day 1 by the builder and consists of a tremendous & versatile spacious area and is ideal as a playroom, home office or for entertaining. 5 Velux windows, t.v. point. Access via full stairs with gallery staircase.
Outside -Detached Gym/Bar Room		You'll be the envy of all your friends with this spectacular, detached entertainment building which extends to c.118 sq. mt. and consists of a fully fitted bar, gym area and games room. No stone was left unturned with the details and enjoys wonderful garden views and is accompanied by a very stylish outside patio area with granite flagstones and a pergola covering. Just a 1st class entertainment area both inside and out.
Gardens		The site extends to c.0.47 acres and is accessed via a handsome stone walled entrance with electric gates onto a gravel driveway. Extensive lawn areas to the front and rear with room to drive cars around to rear of the home. A wonderful patio area is located off the sun room. Fully fenced and private. Outside taps and sockets.

## Features

- Show House Condition Throughout
- Open Plan Living Space
- Electric Gated Entrance
- Large Utility Room
- Master Bed En-Suite
- Detached Rear Gym/Games Room & Bar
- Landscaped c.0.47 Acres
- Large Attic Room
- Accommodation Extends c.202 sq.mt.
- BER-B3
- Bed Room 4 Has Been Converted To Dressing Room
- Short Walk To Primary School
- High Sought After Location
- C.4 Minute Drive To M9/M7
- Sun Room

## BER Details

BER: B3

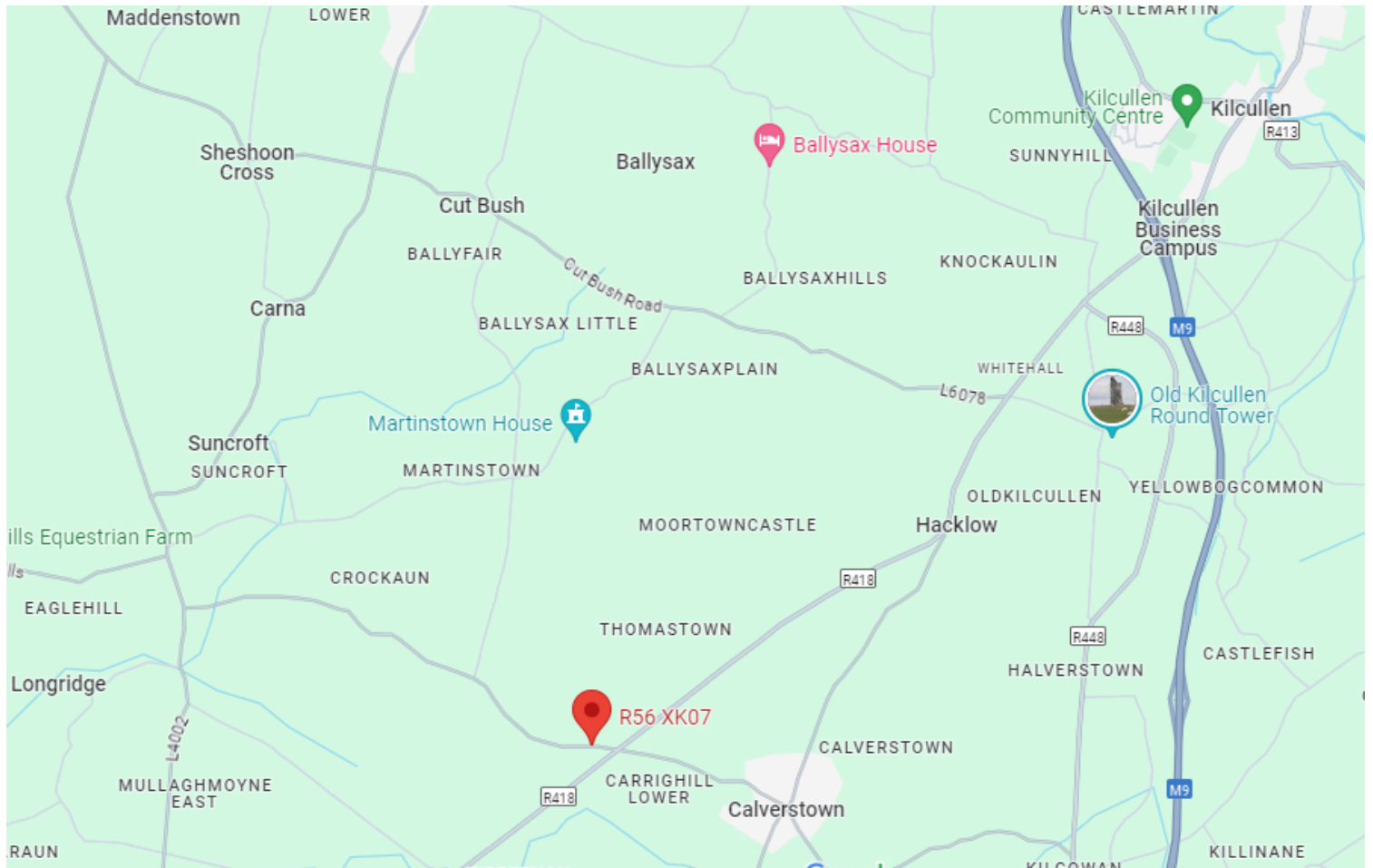
## Viewing

Strictly By Appointment Only

## Directions

R56XK07





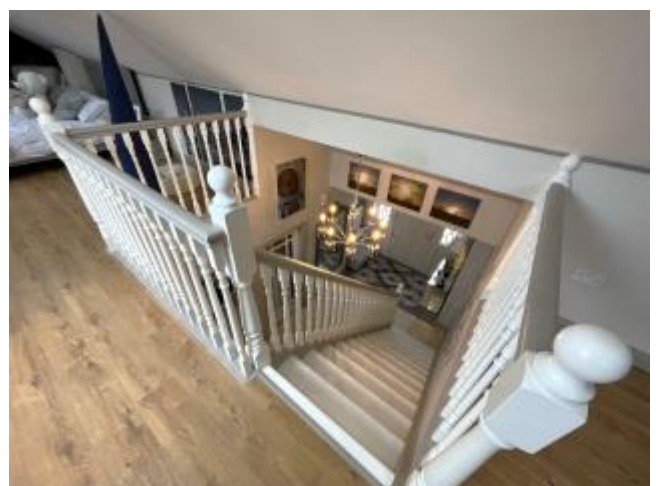


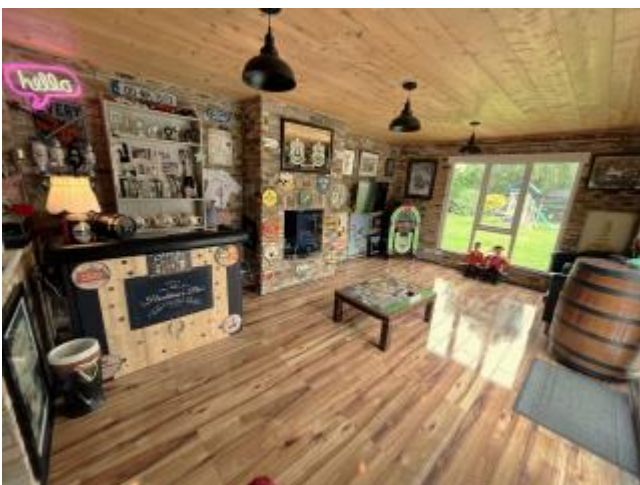




















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