

Handsome 3 Bedroom Detached In Beautiful Sought After Location

7 Castlewood, Kilkea, Co. Kildare

For Sale By Private Treaty



Dowling Property is delighted to present to the market, the sale of this striking and handsome 3/4 bedroom detached property. Located in the exclusive area of Kilkea adjacent to the famous Kilkea Castle and Golf Club. Built and designed to be sympathetic to the historic location, which has led to the beautiful stone work and period style windows to the front facade. This fine home would make an ideal purchase for a family looking for a modern and spacious home, who can take full advantage of the 3 downstairs reception rooms.

Other features include 3 double bedrooms, large utility room, master bedroom with en suite, downstairs toilet and a reception room to the rear which could well be used as a 4th bedroom. Another highlight is the kitchen with extensive storage space and is ideal for modern family living with interconnecting doors to a well located family room. Outside the gardens are landscaped and enjoy wonderful rolling countryside views and are very spacious in size. Kilkea benefits from excellent access to Dublin via M9 and we firmly believe it to be one of the finest homes to be offered for sale in recent times.

A.M.V.: €274,950



The accommodation, which is really bright and spacious, briefly consists of large entrance hall, guest w.c., sitting room, sunroom, family room, kitchen/breakfast room and utility room. Upstairs are 3 double bedrooms(master en-suite) and family bathroom. Outside to front is extensive off-street parking and a large private garden to the rear.

Kilkea primary school is just 200 metres from your front door along with the newly opened and refurbished Kilkea Castle Hotel & Golf Club. Castledermot is just a short drive away where you'll find both primary and secondary schools and a selection of shopping. An ideal location for the city commuter.

Accommodation

Entrance Hallway

An impressive and welcoming hallway with solid wooden floor, recess lights, ceiling coving and generous ceiling lights.

Sitting Room

Located just off the kitchen and will no doubt prove to be the most used room in the house with wood burning stove, T.V. point, ceiling coving and centre rose. Double doors to kitchen.

Kitchen/Breakfast Room

An extensive, fully fitted kitchen with built in double oven, hob, stainless steel extractor fan, double sink, integrated dishwasher, fully tiled floor, part tiled walls and recess lights.

Utility Room

A large family friendly utility room which is plumbed for washing machine and dryer. Tiled floor. Door to back garden.





Lounge

A well proportioned sitting room with an attractive open marble fireplace, ceiling coving and centre rose. T.V. point. Solid wooden floor, double doors to sun room.



Sun Room/Playroom

A welcome addition to any home is this versatile reception room which would be ideal as a bedroom, playroom or sunroom. High ceilings with recess lights. French doors to garden.

Guest W.C.

Tiled floor, w.c. and wash hand basin.

Upstairs

Landing area with attic access. Hotpress.

Master Bedroom

A large master bedroom enjoying wonderful rolling countryside views. Built in wardrobes and T.V. point.

En-Suite

Fully tiled floor and walls with step in shower, w.c. and wash hand basin.

Bed 2 - Rear

Generous sized double bedroom with excellent views.

Bed 3 - Front

Double bedroom with built in wardrobes.

Family Bathroom

A large family bathroom with tastefully tiled floor and walls. Bath with electric shower, w.c. and wash hand basin.



Features

- * 3 Double Bedrooms
- * 3 Reception Rooms
- * Utility Room
- * Downstairs W.C.
- * Oil Fired Central Heating
- * Quiet Cul De Sac Estate
- * Garage Space Available



- * Extensive Off – Street Parking
- * Master Bed En-Suite
- * Short Walk to Primary School
- * Versatile Room Downstairs Suit Playroom/Bedroom



- Viewing:** Tel: 045 482189, strictly by prior appointment.
- Negotiator:** John J Dowling
- Price:** €274,950 to include carpets, blinds, oven & hob and dishwasher.
- Directions:** Coming from Kilcullen, continue on the R448 and take a right turn for the Moone High Cross Pub. Turn left after the pub and continue down the road to the T junction. Take a right turn, passing the school on your right hand side and Castlewood is on the right.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.