

FOR SALE BY PRIVATE TREATY

**SIMILAR HOUSE**



**LUXURY DEVELOPMENT OF DETACHED  
c.195 SQ.M. (c.2,100 SQ.FT.) BUNGALOWS**

**FAIRGREEN,  
TIMOLIN,  
CO. KILDARE.**

**GUIDE PRICE: €290,000**

## DESCRIPTION

“Fairgreen” is a small modern residential development of 13 detached bungalows in a quiet rural setting in the quaint village of Timolin just off the N9 Dublin/Carlow Road. Set on an elevated site with superb views of the surrounding countryside, the development consists of a circle of detached bungalows overlooking a large green area. The houses are finished to a very high standard and specification containing 195 sq. m. (c. 2,100 sq. ft.) of generous living accommodation including prestige triple glazed windows, condenser boiler oil fired central heating, 9 ft ceilings, 2 ensuite bedrooms, solar panels, PVC fascia/soffits and master bedroom with walk in wardrobe. The development has easy access to the M9 Motorway and surrounding towns including Carlow 10 miles, Kilcullen 10 miles, Newbridge 15 miles, Athy 9 miles, Castledermot 5 miles, Naas 17 miles and Dublin approximately 45 minutes.



## ACCOMMODATION:

Entrance Hall:	6.24m x 2.1m	Storage closet.
Sittingroom:	6.6m x 3.84m	Bay window and open fire.
Diningroom:	4.3m x 3.32m	
Sunroom:	4.26m x 3.27m	With patio doors.
Kitchen:	5.27m x 4.56m (including Utility)	
Entrance Hall:	6.24m x 2.1m	Storage closet.
Sittingroom:	6.6m x 3.84m	Bay window and open fire.
Diningroom:	4.3m x 3.32m	
Utility:		
Toilet:		w.c. and w.h.b.
Hotpress:		Shelved with immersion.





## ACCOMMODATION CONT/D:

Bathroom:	3.28m x 2.31m	w.c., w.h.b. and pump shower.
Bedroom 1:	4.35m x 4m	Walk-in wardrobe.
Ensuite:		w.c., w.h.b. and pump shower.
Bedroom 2:	3.3m x 3.2m	
Ensuite:		w.c., w.h.b. and pump shower.
Bedroom 3:	3.3m x 3.2m	
Bedroom 4:	3.3m x 3.1m	
Bathroom:	3.28m x 2.31m	w.c., w.h.b. and pump shower.



## OUTSIDE:

Approached by a gravel drive with gardens in lawn to front and rear. Paved patio area, outside tap and superb views of the surrounding countryside.

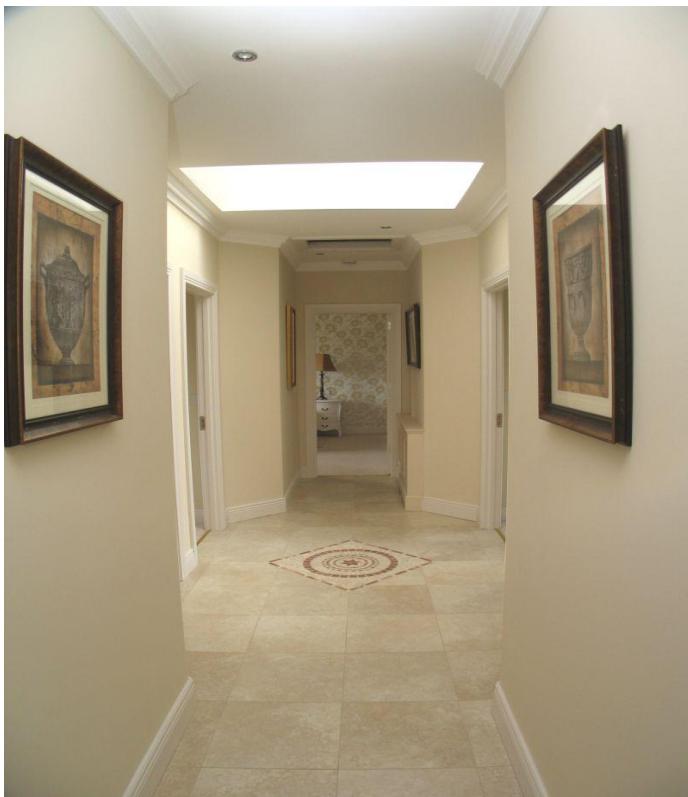
## SPECIAL FEATURES

- Prestige triple glazed windows.
- Condenser boiler oil fired central heating.
- Solar panels.
- 9ft. ceilings.
- 2 ensuite bedrooms.
- PVC fascia/soffits.
- Wired for alarm.
- Small development of 13 detached bungalows.
- c.195 sq.m. (c.2,100 sq.ft.)



## SERVICES:

Mains water, private communal waste water treatment system. Condenser boiler oil fired central heating.



## SOLICITOR:

Reidy Stafford, Solicitors, Newbridge, Co. Kildare.

**PRICE: €290,000**

**BER: B2**

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