



NUGENT
AUCTIONEERS



**18 CARRIG GLEN
CALVERSTOWN
CO. KILDARE
R56 CF97**



Detached
Dormer
Bungalow



4



3



175 Sq. M
1,883 Sq. Ft



BER C1



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are excited to present number 18 Carrig Glen to the market. This exceptional four bed detached dormer bungalow is an ideal family home benefiting from numerous features. The property boasts an extra-large south facing garden, double side access, ample parking to the front with EV charger and an ideal cul de sac location facing a large green area.

The ground floor accommodation provides a cosy sitting room ideal for entertainment, alongside a modern style open plan kitchen /dining room with sunroom and utility room off. Conveniently there is a downstairs guest bedroom with ensuite and an additional garage space to the rear which has been divided into an office and gym. The first-floor accommodation incorporates three well portioned bedrooms and family bathroom, with the master suite providing a walk-in wardrobe and ensuite. The home has been lovingly maintained by its current owners and offers an ideal opportunity for growing families to acquire a substantial residence in a highly sought after location.

Transport options include Park and Ride Rail Links in the neighbouring towns of Newbridge (13km) and Sallins as well as a regular bus route to Dublin City Centre from Kilcullen (7km). The nearby M9 Motorway (5km) is also easily accessible.

LOCATION

From the M9 Motorway take the exit at junction 2 to Kilcullen/Kilmeade, turn right onto R448 and continue straight for 3km. Veer left onto L8008 Calverstown and continue for a further 2.6km. Turn right onto Carrig Glen Estate and turn left followed by another left the property will be located in the corner of the cul de sac.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	6.42m x 2.69m	Solid wooden floor, ample space downstairs
Sitting Room	5.10m x 3.82m	Inset stove, feature fireplace, ceiling coving
Kitchen	6.82m x 3.89m	Tiled floor, ample fitted units, utility room off
Utility Room	2.47m x 2.24m	Door to guest ensuite and pergola area, plumbed
Sunroom	3.87m x 3.50m	Tiled floor, French doors to pergola area, attic access
Pergola Area	5.83m x 4.35m	Tiled floor, access to garage with gym/office area
Garage Office	4.13m x 1.86m	
Garage Gym	4.05m x 1.89m	
Bedroom 4 (Downstairs)	5.10m x 3.25m	Wooden floor with ensuite off, built in wardrobe
Guest Ensuite	2.44m x 1.33m	Rain Shower, WC & WHB
Bedroom 1	3.89m x 3.58m	Wooden floor, velux windows with WIW & ensuite
Walk in Wardrobe	1.55m x 1.47m	
Ensuite	1.98m x 1.67m	Mira Elite SE Shower, WC & WHB
Landing	2.74m x 2.45m	Carpet
Bedroom 2	3.61m x 3.24m	Carpet, fitted wardrobes
Bedroom 3	3.48m x 2.66m	Wooden floor
Bathroom	2.13m x 2.13m	Fully tiled, bath with shower screen, WC & WHB





SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Alarm
- Mains Sewage

ADDITIONAL INFORMATION/FEATURES

- BER: C1
- c. 175 mtr sq. | c. 1,883 sq. ft
- Built in c. 2006
- Turnkey Condition
- Double Side Entrance
- Large Site
- South Facing Rear Garden
- Newly Installed Boiler
- Ample Off Street Parking
- EV Charger
- Not Overlooked to the Front or Rear
- 5km from M9 Motorway
- 7km from Kilcullen
- 13km from Newbridge
- 14km from Kildare Village Shopping Outlet
- 18km from Naas

PRICE REGION AMV: €495,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.