



**SUBSTANTIAL DETACHED DORMER BUNGALOW ON C. 0.84 ACRES**

**DUN FAILTE, CUTBUSH, THE CURRAGH, CO. KILDARE, R56 WF38**

**Guide Price: €395,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

### DUN FAILTE, CUTBUSH, THE CURRAGH, CO. KILDARE

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#### DESCRIPTION:

Dun Failte is a spacious detached dormer bungalow standing on c. 0.84 acre of gardens in the quiet village environment of Cutbush. Approached through a recessed entrance to a tarmacadam drive with gardens laid out in lawn with trees, hedges and flower beds. The house is presented in good condition throughout extending to c. 219 sq.m. (c. 2,357 sq.ft.) of generous accommodation with PVC double glazed windows, oil fired central heating, external walls pumped with insulation, PVC fascias/soffits, reinsulated attic, pine fitted kitchen with island unit, 6 bedrooms, 3 baths and separate home office/studio (66 sq.m. or 710 sq.ft.).

The Village is less than ½ mile from the Curragh Plains and has the benefit of a primary school and pub on your doorstep. Cutbush is in a pivotal position between the M7 and Junction 12 (c. 3½ miles) and M9 access at Kilcullen (c. 3½ miles) with train service from Kildare or Newbridge Stations direct to City Centre. Newbridge, Kilcullen and Kildare offering an excellent selection of shopping, educational, recreational, pubs and restaurants all on your doorstep. Local amenities include golf, fishing, canoeing, hockey, rugby, soccer, horseriding, GAA and racing at Curragh, Naas or Punchestown.

#### ACCOMMODATION:

Entrance Hall: 4.65m x 3m with oak floor and spiral staircase.

Sittingroom: 6.6m x 6m into bay window with oak floor, open fireplace, French doors to outside and double doors leading to

Diningroom: 4.85m x 3.5m with oak floor, fireplace with marble inset and hearth.

Kitchen: 4.3m x 3.9m with polished porcelain tiled floor, pine built in ground and eye level presses, island unit, tiled surround, s.s. sink unit, extractor, integrated Neff dishwasher, Neff hob and Neff double oven.

Utility: 2.77m x 2.4m with s.s. sink unit, oil burner, tiled floor, plumbed and shelving.

Bathroom: 3.32m x 1.8m with bath, w.c., w.h.b., tiled floor and surround.

Bedroom 1: 3.95m x 3.9m with oak floor and mirrored sliding wardrobes.

Ensuite: double shower, w.c., w.h.b, full tiled floor and walls.

Bedroom 2: 3.95m x 3.95m with oak floor

Bedroom 3: 3.95m x 3.35m with oak floor

Bedroom 4: 3m x 3.35m with oak floor and double built in wardrobes.

Hot Press: shelved with immersion

*Upstairs:*

Landing: with eave storage.

Office: 2.36m x 1.87m

Shower room: 2.78m x 1.96m with w.c., w.h.b., electric shower, tiled surround.

Bedroom 5: 3.83m x 2.8m with built in wardrobes.

Bedroom 6: 4.1m x 3m with built in wardrobes.

#### OUTSIDE:

Approached through a recessed entrance to a large tarmacadam drive/forecourt with ample carparking. The site stands on 0.84 acres mainly in lawn with trees, shrubs, hedges and flowerbeds. To the side of the residence is a separate home office/studio containing c. 66 sq.m. (710 sq.ft.) with three rooms and toilet. Garden Store/Shed to rear.

#### SERVICES:

Mains water, septic drainage, oil fired central heating, refuse collection and broadband.

#### SOLICITOR:

Patrick J. Farrell, Charlotte Street, Newbridge

#### INCLUSIONS:

Carpets, light fittings, integrated dishwasher, double oven, hob and extractor

**BER: C3 No: 112202320**

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## FEATURES:

- PVC double glazed windows.
- PVC fascias/soffits.
- Oil fired central heating.
- Large c. 0.84 acre site.
- C. 2,357 sq.ft. (c. 219 sq.m.) of accommodation.
- Walls pumped with insulation.
- Attic re-insulated.
- Upgraded heating system.
- Separate studio/home office c. 710 sq.ft. (c. 66 sq.m.).
- Quiet village environment.
- Easy access of Newbridge, Kildare and Kilcullen.

## CONTACT:

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