



EXCEPTIONAL DETACHED C. 1,715 SQ.FT. 4 BEDROOM RESIDENCE

27 Carrig Glen, Calverstown, Kilcullen, Co. Kildare, R56 E786

GUIDE PRICE: € 400,000

BER C1



PSRA Reg. No. 001536

**27 Carrig Glen, Calverstown, Kilcullen, Co.
Kildare, R56 E786**

DESCRIPTION:

Carrig Glen is a modern development of quality detached 4 & 5 bedroom homes in a quiet cul de sac development in the picturesque village environment of Calverstown amid the rolling hills of Kildare. Built by JP Quinn & Sons in 2005 and finished to an exceptionally high standard extending to c. 1,715 sq.ft. of generous living accommodation presented in excellent condition throughout. Situated at the back of the development at the end of a cul de sac overlooking a large green area. Approached by a gravel drive with gardens to front and south facing to rear mainly in lawn with wooden deck. The house benefits from 4 bedrooms, 3 bathrooms, oak fitted kitchen, sunroom with stove, 2 receptions rooms, oil fired central heating, monocouche rendered exterior and double glazed windows.

The village has the benefit of a convenience store but also within easy access of the surrounding towns of Kilcullen (7 km), Newbridge (13 km) and Naas (18 km) which offer an excellent array of recreational, educational and shopping facilities including such retailers such as Tesco, Dunnes Stores, Woodies, B&Q, Harvey Norman, Currys, Boots, Argos, Penneys, TK Maxx, Whitewater Shopping Centre and only a short drive from the Kildare Retail Outlet Village offering designer shopping at discounted prices.

Commuters has the benefit of excellent road and rail infrastructure with the M7 Motorway access at Junction 2 (6 km), bus route available from Kilcullen and commuter rail service from either Kildare, Newbridge or Sallins Station direct to the City Centre. Local amenities include golf, racing, fishing, soccer, rugby, tennis, swimming, canoeing, GAA, athletics, hockey and horse riding to name but a few.

ACCOMMODATION:

Entrance Hall 6.27m x 2.10m
With tiled floor.

Sitting Room 5.11m x 3.80m
With oak floor and pine fireplace with cast iron inset.

Kitchen/Dining Room 6.80m x 3.90m
With built in ground and eye level presses, s.s. sink unit, 5 ring gas hob, electric Neff double oven and extractor, recessed lights, tiled floor and surround.

Sunroom 3.90m x 3.50m
With solid fuel stove, tiled floor and french doors leading to wooden deck and south facing rear garden.

Utility Room 2.50m x 2.40m
Built in presses, tiled floor, s.s. sink unit, plumbed, tiled surround and oil burner.

Shower Room
w.c., w.h.b., fully tiled floor and walls.

Bedroom 4 3.28m x 5.12m
With laminate floor.

Hotpress
Shelved with immersion.

Bathroom
w.c., w.h.b., bath with shower attachment, fully tiled floor and walls.

Bedroom 1 3.90m x 3.55m
With laminate floor and walk in wardrobe.

En-Suite
w.c., w.h.b., electric shower, fully tiled floor and walls.

Bedroom 2 3.48m x 3.24m
With laminate floor.

Bedroom 3 3.48m x 2.66m
With laminate floor.

FEATURES:

- * Monocouche rendered exterior.
- * Oil fired central heating.
- * Double glazed windows.
- * c. 1,715 sq.ft. of accommodation.
- * Quiet cul de sac overlooking a green area.
- * Sunroom with french doors leading to rear garden and wooden deck.
- * Presented in excellent condition throughout.
- * 4 bedrooms and 3 bathrooms.

OUTSIDE:

Approached by a gravel drive to front with gardens to front and rear mainly in lawn, side access on both sides with gates leading to rear garden with wooden deck, outside tap, outdoor power point and metal garden shed.

SERVICES:

Mains water, mains drainage, alarm, oil fired central heating and refuse collection.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor and metal garden shed.

SOLICITOR:

O'Connor McCormack Sols., Naas, Co. Kildare

BER: C1

BER NO: 114654726

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