



DETACHED 3 BEDROOM BUNGALOW ON C. 0.64 ACRES

**SHIRTAIL, NEWTOWN, BALTRACEY, EADESTOWN, NAAS,
CO KILDARE**

GUIDE PRICE: €325,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Shirtail, Newtown, Baltracey, Eadestown,
Naas, Co. Kildare, W91 T8NE**

DESCRIPTION:

"Shirtail" is a quaint detached 3 bedroom bungalow on c. 0.64 acre site. Approached by a recessed entrance to a gravel drive, set amid mature gardens with lawns, trees, shrubs and hedges. The house has the benefit of PVC double glazed windows, oil heating, PVC fascias/soffits and detached garage containing c. 205 sq. ft. A nice private oasis only 5km east of Naas and 7km west of Blessington both with the benefit of a bus route direct to the City Centre. Both towns offer a wealth of facilities including schools, pubs, restaurants and shopping with Tesco, Dunnes Stores, Lidl, Aldi, B&Q, Currys, Harvey Norman, Woodies, Boots, Argos to name but a few. Sporting activities include rugby, GAA, golf, tennis, athletics, swimming (Blessington Lakes), soccer, horse riding and horse racing in Punchestown, Naas and The Curragh.

FEATURES:

- * Approached by a gravel drive
- * Detached garage to side (c. 19 sq.m/205 sq.ft.)
- * PVC double glazed windows
- * PVC fascias & soffits
- * Superb potential for extension.

ACCOMMODATION:

Entrance Porch

Hallway 2.80m x 4.90m (9.19ft x 16.08ft)
Shelving.

Shower Room

w.c., w.h.b., electric shower.

Back Hall

Closet.

Bedroom 2 3.44m x 2.60m (11.29ft x 8.53ft)
Double built in wardrobes.

Bedroom 3 2.26m x 2.26m (7.41ft x 7.41ft)

Sitting Room 5.60m x 3.50m (18.37ft x 11.48ft)
Brick fire, double doors to

Kitchen/Dining 5.78m x 3.44m (18.96ft x 11.29ft)
Stanley oil fired cooker, built in ground & eye level presses, s.s. sink, tiled floor, plumbed.

Bedroom 1

Built in wardrobes.

Garage 4.80m x 4.00m (15.75ft x 13.12ft)

OUTSIDE:

- * Detached garage.
- * Large private site (Circa 0.64 acres)

SERVICES:

- * Electricity
- * Well Water
- * Oil fired central heating
- * Septic tank

BER: E1

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VIEWING STRICTLY BY APPOINTMENT





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