

# For Sale

4 Bedroom Detached House  
On c .4 acres



**Coolyphullagh,  
Nurney,  
County Kildare  
R51 KF72**

- Immaculately presented detached residence
- Four bedrooms across 206 sqm (2,218 sqft)
- Beautiful rural setting
- Approx 10 mins from both M7 & M9 Motorways

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On c .4 acres



## Location

The property is located approximately 5km south of Suncroft and 6km north of Nurney villages respectively in a beautiful rural setting. Both villages are well serviced with amenities such as educational, recreational and shopping to be found. The town of Kildare is a short distance away with a wider host of amenities such as bars, restaurants shops, and schools. Dublin is approximately 40 minutes travel time by car via the M7 Motorway. There are also a number of bus routes serving the area which link to Dublin and all major cities. Kildare train station provides a main line commuter train service to Dublin Heuston and beyond.

## Description

Coolyphullagh is a fine four-bedroom detached home situated on approximately 4 acres of mature gardens and paddocks and presented in immaculate condition throughout. The present owners have maintained the property to a high standard both internally and externally, with tasteful décor throughout the house as well as well-maintained gardens surrounding the property. The accommodation is arranged as entrance hall, kitchen / dining room, study, living room, utility room, with w.c off, downstairs shower room and bedroom on the ground floor; along with three bedrooms with master ensuite and shower room at first floor level. Windows are double glazed uPVC framed and the property is heated by an oil-fired central heating system.



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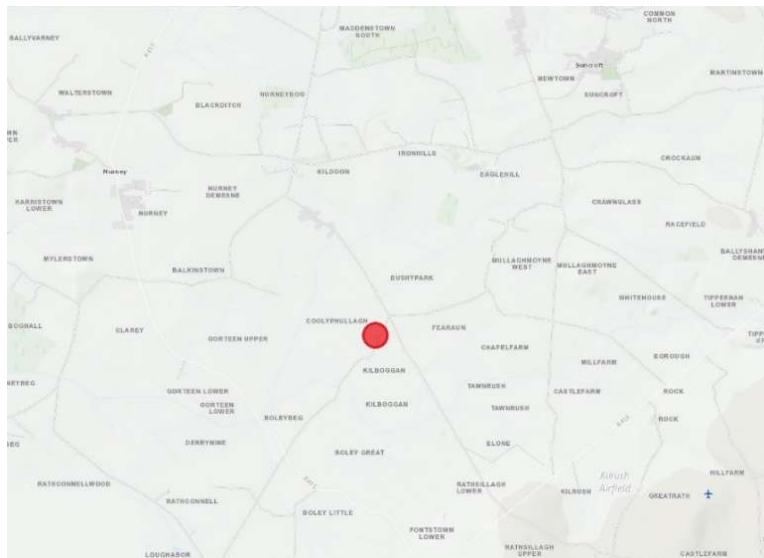


The property has both well water and mains supply and an independent septic tank system. The house is surrounded by beautiful landscaped gardens, along with patio & decking area to rear. There is a garage measuring approximately 35.62 sq. m. (383 sq. ft.) which is ideally suited to use as a home-office or gym, with a fully floored first floor. In addition, there is a large barn measuring approximately 351 sq. m. (3778 sq. ft.) situated to rear which could be put to a variety of uses and would ideally suit for stables or storage.

Aside from the gardens immediately surrounding the property, a large paddock is situated to the right-hand side of the house which is ideally suited to those with an interest in equine or agricultural pursuits. The paddock has road frontage and could lend itself to the development of a residence subject to the necessary planning permission being obtained.

## Accommodation

Description	Sqm / Sqft
Ground Floor	135.65 (1,460 sqft)
1 <sup>st</sup> Floor	70.39 (758 sqft)
<b>Total</b>	<b>206 sqm (2218 sqft)</b>



## Price

We are instructed to see offers in the region of €475,000

## BER



## Viewing

By appointment only.

## For further information contact:

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