



## FOR SALE BY PRIVATE TREATY



### Clonuff, Broadford, Co Kildare W91 W8H1

Superb detached bungalow style residence with detached garage on large beautifully maintained site.

This property is superbly well presented having been extremely well cared for by its current owners and is ideally located beside Broadford village with local primary school, church etc. close by.

The R148 (old N4) is a very short drive and with Enfield village offering a range of bus & train options to the city, this property is a must! The accommodation internally is clean, bright & fresh and the Grounds are superb! The site has an idyllic westerly orientation and is ideally suited to a number of uses. The house is perfectly situated on the site if it needs to be extended. This property should not be missed.

**ASKING PRICE €250,000**

PSR licence number 001731

### CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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Entrance Hall		With laminate wood flooring, phone point, smoke alarm, ceiling coving
Sittingroom	4.49m x 3.88m	With laminate wood flooring, open fireplace with back-boiler, TV point, curtains
Kitchen / Dining area	6.28m x 3.28m	Bright spacious room with tiled flooring, fitted kitchen, light fittings, TV point, exit to rear garden, oven & hob, dishwasher & fridge/freezer included
Bedroom 1	3.09m x 3.5m	Front double room with laminate wood flooring, built-in wardrobes & curtains
Bedroom 2	3.93m x 2.71m	Rear double room with laminate wood flooring, built-in wardrobes & curtains
Bedroom 3	3.28m x 3.72m	Front master bedroom with laminate wood flooring, built-in wardrobes & curtains
En-suite		With tiled floor & walls, wc, whb & Triton T90i electric shower
Bathroom		Fully tiled floor & walls, with bath, wc, whb and separate shower
Garage	5.69m x 3.72m	Block built with pitched roof detached garage with roller shutter door & side door
Outside		Beautifully tended gardens with useful range of sheds, planting boxes, mature trees & shrubs. Arranged with gravelled paths running along beautiful stream to rear boundary. Fully tarmaced driveway



### FEATURES

- c99 sq.m/c1,068 sq.ft
- BER - D2
- Superbly well presented
- Large site c.4 hectares (c1 acre)
- Idyllic westerly rear aspect
- Close to local primary school, church, etc
- Short drive to Enfield village with wide range of services



### DIRECTIONS

From Dublin take the M4 motorway to Junction 8 Kilcock & the R148 through Enfield towards Kinnegad. About 8 kms past Enfield, turn left for Broadford onto the L1002 and about 1.5 kms past Broadford village you'll come to the property on the right. Our sign is in the garden. GPS 53.413467 - 6.961393 (from Google Earth )