



**SUPERB DETACHED C. 3,100 SQ.FT. RESIDENCE ON C. 0.89 ACRES
ON CURRAGH EDGE**

The Gallops, Ballysax, The Curragh, Co. Kildare, R56 AE12

GUIDE PRICE: € 475,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

The Gallops, Ballysax, The Curragh, Co. Kildare, R56 AE12

DESCRIPTION:

"The Gallops" is a fine detached family home on the Curragh edge with panoramic views overlooking Braveheart Hill. Approached through electric gates to a gravel drive with gardens to front, side and rear mainly in lawn with beech hedging and flower beds. Built in 2005 extending to c. 3,100 sq.ft. of spacious accommodation presented in excellent condition with the benefit of oil fired underfloor heating, woodgrain PVC double glazed windows, woodgrain facias/soffits, cream fitted kitchen and attic rooms plastered ready for completion. Situated in a sought after location on the Curragh edge with c. 4,500 acres of open parkland ideal for walking, cycling or running. Newbridge and Kildare town are both c. 4 miles offering superb facilities including pubs, restaurants, bank, post office and good shopping with Tesco, Lidl, Dunnes, Aldi, TK Maxx, Penneys, Newbridge Silverware, Whitewater Shopping Centre and Kildare Retail Outlet Village. A good road and rail infrastructure is available with M7 Motorway 2½ miles, bus route ½ mile and train service from Kildare and Newbridge stations direct to city centre (Hueston and Grand Canal Dock).

FEATURES:

- * Spacious c. 3,100 sq.ft. of accommodation
- * Oil fired underfloor central heating downstairs with radiators upstairs
- * Electric gates to a gravel drive
- * Woodgrain pvc double glazed windows
- * Large c. 0.89 acre site
- * Panoramic views on the Curragh edge
- * Property is in excellent condition

ACCOMMODATION:

Entrance Hall	6.95m x 1.80m (22.80ft x 5.91ft)
With tiled floor.	
Sitting Room	6.45m x 4.65m (21.16ft x 15.26ft)
Into bay window and marble fireplace.	
Living Room	4.05m x 3.80m (13.29ft x 12.47ft)
With oak floor.	
Kitchen/Dining	8.77m x 5.00m (28.77ft x 16.40ft)
With tiled floor, french doors to garden, cream built in ground and eye level presses, island unit, Whirlpool integrated fridge, Beko integrated dishwasher, Waterford stainless steel extractor hood, tiled surround, recessed lights and dresser unit.	
Utility Room	3.62m x 2.03m (11.88ft x 6.66ft)
With tiled floor and plumbed.	
Toilet	
w.c., w.h.b. and tiled floor.	
Bedroom 1	3.83m x 4.45m (12.57ft x 14.60ft)
With oak floor, walk in wardrobe, shelved and hanging space.	
En-suite	
w.c., w.h.b., corner shower, fully tiled floor and walls.	
Bedroom 2	4.36m x 3.83m (14.30ft x 12.57ft)
With laminate floor.	
Bedroom 3	3.83m x 3.60m (12.57ft x 11.81ft)
With laminate floor.	
Bedroom 4	3.80m x 3.30m (12.47ft x 10.83ft)
With laminate floor.	
Bathroom	3.60m x 2.32m (11.81ft x 7.61ft)
With jacuzzi bath, corner shower, w.c., w.h.b., fully tiled floor and walls.	

UPSTAIRS:

945 sq.ft. of accommodation as follows:

Attic Room 1	7.06m x 5.23m (23.16ft x 17.16ft)
Attic Room 2	5.23m x 5.23m (17.16ft x 17.16ft)
Storage press.	
Storage Room	4.24m x 1.88m (13.91ft x 6.17ft)

OUTSIDE:

Approached through a recessed entrance with electric gates to a gravel drive standing on c. 0.89 acre site mainly in lawn with beech hedges and flower beds. There is also a barna shed and outside tap.

SERVICES:

Mains water, septic tank drainage, oil heating.

SOLICITOR:

Daniel J Reilly & Co Solicitors, Trim, Co Meath

INCLUSIONS:

Carpets, blinds, curtains, light fittings, integrated dishwasher, integrated fridge, Waterford range cooker and extractor hood.

BER: B2

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