

Detached Bungalow On Magnificent Lands Ext. c.11.5 Acres**Blackhall, Calverstown, Kilcullen, Co. Kildare****For Sale By Private Treaty**

****Detached Bungalow with stunning views with c.11.5 acres of Kildare's finest land****

Dowling Property are privileged to present to the market, one of the finest properties to be offered for sale in the area in recent times. This 3 bedroomed, detached bungalow, stands on a magnificent elevated site and comes with c.11.5 acres of Kildare's finest limestone land. The house extends to c.93 Sq.Mt. and enjoys panoramic uninterrupted views of the Dublin/Wicklow mountains. The house was built in c.1990's and is of an excellent build quality and offers tremendous scope for extension, (S.T.P.P.).

The lands are of excellent, free draining and top quality and would make an ideal compact equestrian farm. We estimate that the property has a 6 county view from its elevated position and is well sheltered with its own water supply. There is also good road frontage and 2 separate entrances. With its excellent access to M7/M9, location and quality, we must advise on early viewings to avoid disappointment.

A.M.V.: €365,000



The accommodation, which is well laid out, briefly consists of entrance hallway, sitting room, kitchen, utility, 3 bedrooms and family bathroom. Attached to the northern side of the house is a garage.

All amenities are located close by in the villages of Calverstown and Narraghmore which include public houses, shop, restaurant and takeaway. Ballyshannon and Crookstown primary schools are both just a 5 minute drive away. Kilcullen is c.10 minutes by car where you'll find a host of high class shopping along with the Cross & Passion secondary school and creches. The M7/M9 is just a 10 minute drive.

Accommodation

Entrance Hallway	2.63m x 4.66m	Double glazed weathersheild door, wooden floor, ceiling coving and centre rose. Phone point.
Sitting Room	3.96m x 3.54m	Enjoying panoramic views across to the Dublin/Wicklow mountains and the finest Kildare countryside. Open marble fireplace. T.V. point, wooden floor.
Kitchen/Breakfast Room	5.40m x 2.98m	Enjoying a westerly aspect with fully fitted oak kitchen, solid fuel wood burning stove, tiled floor and part tiled walls.





Utility Room	3.15m x 1.48m	Spacious utility with tiled floor, plumbed for washing machine. Door to outside.
Bed 1 (Front)	2.38m x 2.37m	Single bedroom with panoramic views. Built in wardrobes.
Master Bedroom (Front)	3.50m x 3.06m	Wonderful mountain views, built in wardrobes.
Bedroom 3 (Rear)	4.25m x 3.01m	Double bedroom with built in wardrobes.
Family Bathroom		Fully tiled floor and walls, step in shower Triton T80, w.c, wash hand basin.
Garage	5.09m x 3.08m	A welcome addition to any home is this spacious garage complete with roller shutter. Ideally suited for conversion to accommodation to the main house (S.T.P.P.).
Gardens		The house is approached via an impressive entrance with winding drive to tarmac area. There are landscaped gardens to the front with mature plants. The elevated position offers panoramic uninterrupted views of the Dublin/Wicklow mountains
Lands		The lands extend to c.11.5 acres and are of the finest quality and free draining Kildare limestone. Ideal for horses and cattle grazing with mature boundry hedging. The lands are elevated and enjoy an estimated 6 country view both to the front and rear. There is also water supply along with 2 separate entrances.



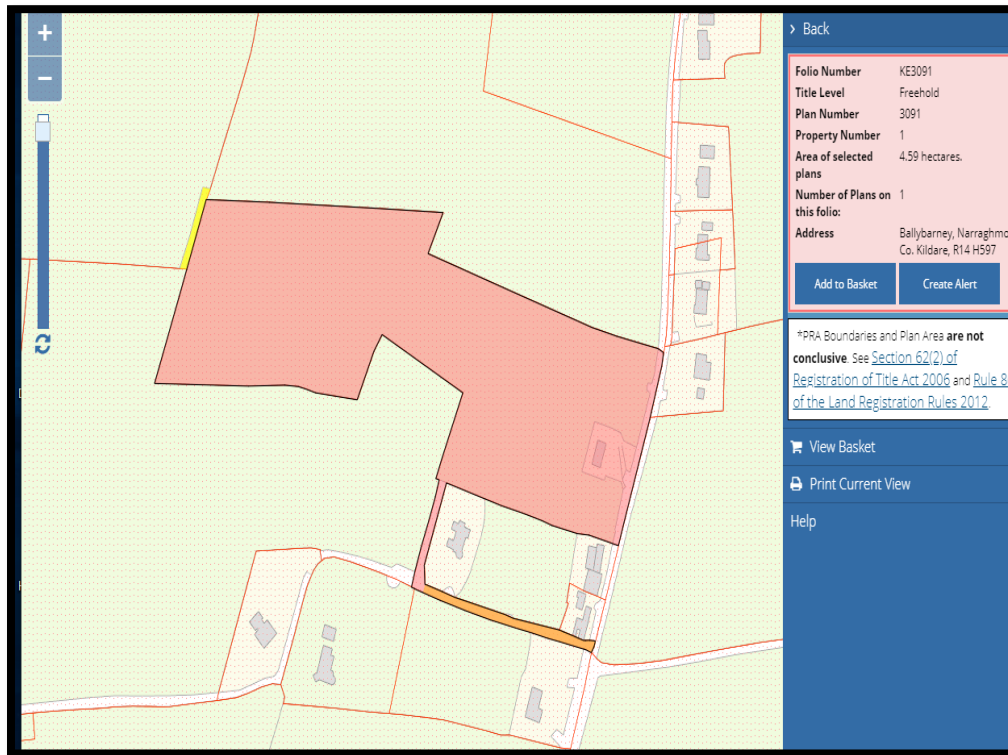
Features

- * Highly Desirable Location
- * C. 11.5 Acres Of Quality Land
- * Panoramic Views
- * Garage
- * Oil Heating With Stove
- * Double Glazed Windows
- * Impressive Entrance
- * 2 Entrances To Land



- * Septic Tank/Mains Water
- * Excellent Access To M7/M9
- * Utility Room
- * Alarm
- * Land Has Water Supply
- * Kilcullen C. 5 Miles
- * Naas C. 15 Miles
- * Rare Opportunity





Viewing: Tel: 045 482189, strictly by prior appointment.

Negotiator: John J Dowling

Price: €365,000

Directions: From Calverstown proceed out the Narraghmore Road for approximately 2.5km and the property is on the right. For Sale Board at property.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.