

For Sale

Asking Price: €375,000

Sherry
FitzGerald
O'Reilly



1 Ballyshannon,
Kilcullen, Co. Kildare,
R56 XY71.

BER B3

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to Ballyshannon, a detached countryside bungalow just outside Kilcullen. This is a superbly spacious 4 bedroomed family home extending to 232m2 approximately, ideal for the growing family.

This attractive property is brought to market in excellent condition throughout with the best fixtures and fittings included in the build. It is a warm and welcoming family home.

While located just 2 minutes from the village of Calverstown, the busy shopping towns of Kilcullen and Newbridge are just five and fifteen minutes away, offering many shops, restaurants and leisure facilities

The well proportioned accommodation in this fine property briefly comprises entrance hall, sitting room, kitchen/living room, sunroom, utility room, guest wc, bathroom, ,4 bedrooms (2 sharing an en-suite). Upstairs there are two large rooms suitable for a variety of uses and a storage closet.

The garden has been beautifully maintained. It features manicured lawns, laurel hedging, mature trees, a paved patio area with pergola and beds stocked with many shrubs, roses and bedding.



Accommodation

Entrance Hall The warm and welcoming entrance hallway has a porcelain floor and large hotpress off.

Sitting Room 4.17m x 4m (13'8" x 13'1"): The sitting room is a bright room with two windows overlooking the front garden, it has a solid oak floor and impressive marble and cast iron fireplace with an electric stove.

Kitchen/Living Room 10.78m x 4.22m (35'4" x 13'10"): The spacious kitchen/living room is a light filled room of triple aspect. The kitchen area is fitted with an ample range of cream painted units with tiled splashback. The floor is tiled in porcelain. A double oven, ceramic hob, and American style fridge are included. The living area has a bay window overlooking the front garden and features a wonderful white marble fireplace with granite hearth. Double doors with stained glass lead to the sunroom.

Sunroom 4.12m x 3.87m (13'6" x 12'8"): The cosy sunroom is of triple aspect with garden views all around. French doors lead to the paved patio outside.

Utility Room 3.36m x 2.35m. (11' x 7'9"): The utility room has built in units and a tiled floor. It includes a Zanussi tumble dryer and washing machine and large freezer. Back door and attic access.

Guest WC 2.16m x 0.957m (7'1" x 3'2"): With wc and whb the room is fully tiled.

Bathroom 4.1m x 2.65m (13'5" x 8'8"): This spacious bathroom features both a corner bath and large walk-in shower unit (with rainfall shower), wc and whb. The floor and walls are tiled in contemporary ceramic and mosaic tile.

Bedroom 1 14.7m x 4.16m (48'3" x 13'8"): This very generous bedroom to the front has a large bay window, and a number of high quality fitted wardrobes. It has a wooden floor and feature wallpaper.

En-Suite 2.81m x 1.54m (9'3" x 5'1"): The en-suite features a corner shower unit with Triton T90i shower, wc and whb with storage. It is finished in contemporary ceramic and mosaic tiles. Door to bedroom 2.

Bedroom 2 4.27m x 4.13m (14' x 13'7"): This large double room with superb fitted wardrobes has a wooden floor and features French doors leading out to the rear garden.

Bedroom 3 3.85m x 3.27m (12'8" x 10'9"): This double room to front, with beech floor includes cream fitted wardrobes.

Bedroom 4 4.13m x 4.03m (13'7" x 13'3"): A double bedroom with rear view, it has a wooden floor.

Upstairs

Room 1 7.15m x 4.46m (23'5" x 14'8"): This is a room suitable for a variety of uses. It has an oak floor and a large Velux window.

Room 2 4.95m x 4.83m (16'3" x 15'10"): This room has an oak floor and a Velux window

Storage Room 1.82m x 1.55m (6' x 5'1"): With attic access.







Special Features & Services

- Built circa 2004.
- Extends to a generous 232 m² approximately.
- Beautifully presented family home set on 1/3 acre approximately.
- Alarm
- Oil Fired central heating
- uPVC Soffit and Fascia.
- uPVC windows.
- Low maintenance pebble-dash exterior.
- Electric gated entrance.
- Tarmac drive with parking front and rear.
- Large landscaped gardens with lawns, shrubs, beds and mature trees.
- Open countryside to rear.
- Curtains, blinds and light fittings included.
- Mains water and septic tank.
- Large steel shed.
- For the commuter, it's a 4 minute drive to Junction 2 of the M9.
- A two minute walk to the local Primary school, and a short drive to the secondary schools in Kilcullen or Newbridge.



BER BER B3, BER No. 113085518.



NEGOTIATOR

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DIRECTIONS

From Kilcullen Main street, take the R448 for 7km, then taking the right turn towards Suncroft L8007. It is the first house on the right.

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