

FOR SALE

By Private Treaty



8 Calverstown Gate, Calverstown, Kilcullen, Co. Kildare, R56 PC66

GUIDE PRICE: €595,000



5



3



166 Sqm

BER A2

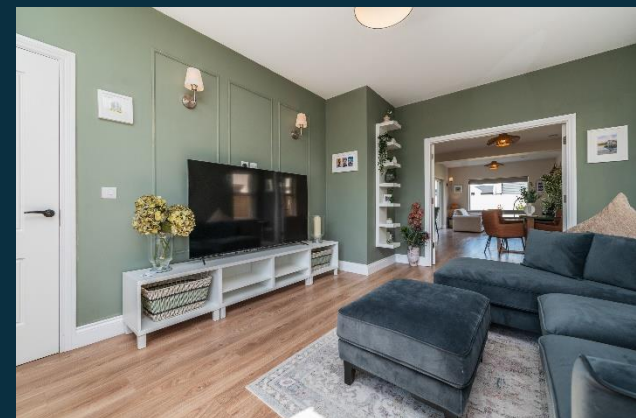


EXCEPTIONAL 5 BEDROOM DETACHED HOME IN SHOW HOUSE CONDITION

No.8 is presented in immaculate condition throughout and is set in a small enclave of just 9 homes in Calverstown Village.

It benefits from a host of upgrades including EV charger, 12 solar PV panels, custom made storage units and widened gravel drive with parking for up to 4 cars. The A2 BER rating will ensure low running costs and green mortgage eligibility. This is an ideal family home in exceptional condition, viewing is highly recommended.

Kilcullen is just 6km away offering supermarkets, restaurants, cafes, schools and excellent sporting facilities. Nearby, Kildare Town boasts the renowned Irish National Stud & Japanese Gardens, the ever popular Kildare Village Shopping Outlet and superb transport links, including a train station, frequent bus service and direct access to the M7&M9 motorways.



Accommodation

Entrance Hall (25.10ft x 8.53ft) 7.65m x 2.60m

with laminate floor, recessed lights, radiator cover, custom built fitted storage unit and under stairs storage.

Bedroom 1 (16.08ft x 10.17ft) 4.90m x 3.10m

with laminate floor.

Guest WC

with tiled floor and surround, w.c., vanity w.h.b.

Kitchen (12.47ft x 11.15ft) 3.80m x 3.40m

with tiled floor built in ground and eye level units, pantry press with double sockets, quartz countertops and splash back, ceramic sink, double oven, integrated dishwasher, whirlpool hob.

Utility Room

with tiled floor, built-in units, plumbed.

Sitting/Dining (26.74ft x 11.81ft) 8.15m x 3.60m

open plan with sliding patio doors to rear garden.

Master Bedroom (16.40ft x 10.17ft) 5.00m x 3.10m

with walk-in closet.

En-suite

with tiled floor and surround, w.c., vanity w.h.b, rainwater shower.

Bedroom 3 (13.12ft x 10.50ft) 4.00m x 3.20m

into bay with built-in wardrobe.

Bedroom 4 (11.81ft x 10.50ft) 3.60m x 3.20m

into bay.

Bedroom 5 (11.48ft x 8.53ft) 3.50m x 2.60m

Bathroom

with porcelain tiled floor and surround, w.c., vanity w.h.b., corner rainwater shower, free standing bath.



Features

- In immaculate condition.
- A2 rated.
- Double glazed windows.
- Solar PV panels installed on roof.
- E power EV charger.
- Air to water heating.

Inclusions

Inclusions: carpets, blinds, integrated appliances, light fittings excluding shades.

Outside

Outside tap.

Paved patio to rear.

Gated side access on both sides.

Widened gravel drive to front with parking for up to 4 cars.

Services

Mains water, mains sewerage, electricity.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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