



SUPERB DETACHED ENERGY EFFICIENT HOME IN SMALL DEVELOPMENT

14 Radharc Na Heaglais, Derrinturn, Carbury, Co. Kildare, W91 R9D3

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

**14 Radharc Na Heaglais, Derrinturn,
Carbury, Co. Kildare, W91 R9D3**

FEATURES:

- * PVC double glazed windows
- * Oil fired central heating
- * Eligible for "Green" mortgage
- * Security alarm
- * Broadband
- * Double glazed windows
- * Wooden deck (covered)
- * Walled-in rear garden
- * Solar Panels

DESCRIPTION:

This "B rated" home comes to the market in superb condition throughout. It is located towards the end of a quiet cul-de-sac in a development of just 19 houses. The property extends to circa 135 sq.m./1,453 sq.ft. of spacious accommodation with a private walled-in garden to the rear. The "B" rating makes the property eligible for a "Green" Mortgage. It benefits from PVC double glazed windows, oil-fired central heating, solar panels and quality fixtures and fittings.

Derrinturn is a village environment that is very well serviced with shops, pub, pharmacy, doctor's surgery, church, primary school and more. Edenderry is also within approximately 10 mins and provides a wider range of amenities. There are public transport links to Dublin from the village and there is M4 Dublin motorway access at Enfield which is approximately 15 minutes away.

ACCOMMODATION:

Entrance Hall : 1.06m x 3.65m
Polished porcelain tiled floor, understairs cloak closet.

Sitting Room : 5.20m x 3.70m
Laminate floor, electric fire.

Kitchen/Dining : 7.62m x 4.50m
Porcelain tiled floor, sliding patio door, plumbed, cream built-in ground and eye level presses, s.s. sink unit, Bosh integrated dishwasher, tiled surround, electric oven, ceramic hob and extractor.

Guest WC :
w.c., w.h.b., porcelain tiled floor.

UPSTAIRS

Bedroom 1 : 4.60m x 3.00m
With built-in wardrobes.

En-suite :
w.c., w.h.b., double shower, tiled floor.

Bedroom 2 : 4.23m x 2.90m
With built-in wardrobe.

Bedroom 3 : 4.23m x 2.67m
Laminate floor.

Bedroom 4 : 2.60m x 2.90m

Bathroom :
w.c., w.h.b., bath attachment, tiled floor and heated towel rail.

OUTSIDE:

- * Walled in rear garden
- * Wooden deck to rear
- * Off-street parking for 2 cars

SERVICES:

Mains water, mains drainage, electricity, oil-fired central heating, solar panels.

INCLUSIONS:

Carpets, blinds, radiator covers, oven, hob, extractor, dishwasher and lights.

SOLICITOR:

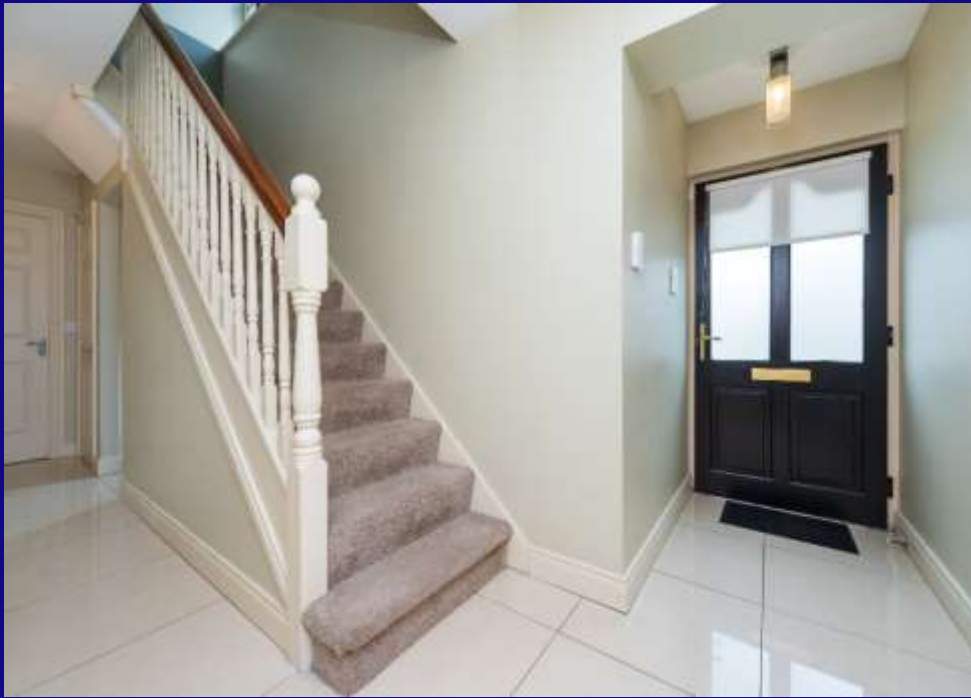
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