

FOR SALE

By Private Treaty



22 Castlebawn, Kilmeague, Naas, Co. Kildare, W91 YW62

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 114 Sq.m.

BER B3

GUIDE PRICE: €350,000

JORDAN 

SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE WITH SUNROOM EXTENSION

Jordan Auctioneers are delighted to present this superb three-bedroom extended semi-detached home to the market. Castlebawn is an attractive and modern residential development comprising just 42 semi-detached homes, ideally located in the quiet village setting of Kilmeague. The village offers a welcoming community atmosphere with local amenities including a shop, pub, school and church all within close proximity.

The property extends to approximately 114 sq.m. (c. 1,227 sq.ft.) and is presented in good condition throughout, benefiting from oil-fired central heating from a new condenser boiler, PVC double glazed windows, sunroom extension and the detached home office.

This is an ideal three-bedroom family home, offering generous accommodation together with the added benefit of a dedicated home office, making it particularly suitable for modern remote working. Situated in a quiet cul-de-sac within the development, the property features a driveway and garden to the front, together with side access leading to a private rear garden laid in lawn, which also incorporates a separate detached home office, ideal for remote working.

Upon entering the property, a welcoming entrance hall with tiled floor leads to a bright sitting room featuring a bay window, wooden flooring and polished sandstone fireplace with insert stove. Double doors open to the kitchen / dining room, which is fitted with a range of units and includes a patio door leading to the sunroom extension. The sunroom features a tiled floor and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. A guest WC completes the ground floor accommodation. Upstairs there are three generous bedrooms, all with built-in wardrobes and laminate flooring, including a main bedroom with ensuite, together with a family bathroom.

The property enjoys a convenient location approximately 11 km north of Newbridge, 14 km west of Naas and 11 km north of Kildare Town, all of which provide an excellent range of amenities including restaurants, cafés, pubs, schools and superb shopping facilities. Nearby retailers include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies, DID Electrical, B&Q, Harvey Norman and Currys, together with the Whitewater Shopping Centre, which offers over 75 retail outlets, a food court and cinema. The area benefits from excellent transport connections, with a bus service available from Kilmeague, rail services from both Kildare and Newbridge train stations, and convenient access to the M7 Motorway at Junctions 12 and 13, approximately 13.5 km away.



Accommodation

Entrance Hall (15.85ft x 6.43ft) 4.83m x 1.96m
with tiled floor and understairs storage

Toilet w.c., w.h.b., fully tiled floor and walls

Sitting Room (17.75ft x 13.02ft) 5.41m x 3.97m
into bay window with wooden floor, polished Sandstone fireplace with insert stove and double doors leading to:

Kitchen/Dining Room (19.91ft x 10.76ft) 6.07m x 3.28m
with s.s. sink unit, built in ground and eye level presses, tiled floor and surround, plumbed, electric oven, electric hob, extractor unit and patio doors leading to:

Sunroom (13.12ft x 8.69ft) 4.00m x 2.65m
with tiled floor, recessed lights, French doors leading to rear garden

FIRST FLOOR

Landing with laminate floor

Hotpress shelved with immersion

Shower Room (7.87ft x 5.77ft) 2.40m x 1.76m
w.c., w.h.b., double shower, fully tiled floor and walls

Bedroom 1 (13.12ft x 10.79ft) 4.00m x 3.29m
range of built in wardrobes and laminate floor

En-suite bath with electric shower over, heated towel rail, w.c., w.h.b., fully tiled floor and walls

Bedroom 2 (14.07ft x 12.01ft) 4.29m x 3.66m
into bay window with built in wardrobes and laminate floor

Bedroom 3 (7.84ft x 7.64ft) 2.39m x 2.33m
with built in wardrobe and laminate floor



Features

- Sunroom extension
- Separate detached home office
- Oil fired central heating (new condenser boiler)
- PVC double glazed windows
- Brick and dashed exterior
- c. 114 sq.m. (c. 1,227 sq.ft.)
- Built in wardrobes in 3 bedrooms
- Situated in a quiet cul de sac
- Presented in good condition throughout
- Close to the surrounding towns of Newbridge, Naas & Kildare
- Easy access to a good road and rail infrastructure with train, motorway and bus

Inclusions

TBC

Outside

Garden to front along with driveway, side access with gate leading to rear garden in lawn with outside tap and separate detached home office (3.93m x 3.7m) with wood panelled insulated walls, electricity, laminate floor and electric heater.

Services

Mains water, mains drainage, refuse collection, oil fired central heating (new condenser boiler), water softener, alarm and electricity.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only

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