



CHARMING 4 BEDROOM COTTAGE ON C. 1.5 ACRE OF MATURE GARDENS

GRANGEBEG, BRANNOCKSTOWN, CO. KILDARE, W91 E974

GUIDE PRICE: € 380,000



PSRA Reg. No. 001536

**Grangebeg, Brannockstown, Co. Kildare,
W91 E974**

FEATURES:

- * c. 1.5 Acre with stream running through the property
- * Double glazed windows
- * Oil fired central heating
- * c. 1,600 sq.ft. (c. 148.5 sq.m.)
- * 4 oven Aga cooker

DESCRIPTION:

Grangebeg is a detached 4 bedroom cottage extending to c. 1,600 sq.ft. (c. 148.64 sq.m.) approached through a sweeping gravel drive situated in a wonderful mature setting standing on c. 1.5 acre enclosed by mature trees with lawns, flower beds, shrubs and a stream which meanders through the gardens.

Located in a quiet country setting c. 1¼ miles from Dunlavin, c. 3 miles Brannockstown, c. 5 miles Kilcullen, c. 11 miles Blessington, c. 11 miles Naas and c. 10 miles Newbridge. For commuters the N81 is c. 4½ miles and M9 Motorway is c. 5 miles providing speedy access to the City and Dublin International Airport. The surrounding towns offers good educational, shopping and restaurants all within a 20 minute drive.

Features include: double glazed windows, 4 oven Aga Cooker and oil fired central heating.

AMENITIES:

Local amenities include Golf in Rathsallagh or Tulfarris, racing in Naas, Curragh or Punchestown, GAA, rugby, horseriding in the area. Shoppers have the benefit of the Whitewater Shopping Centre in Newbridge and Kildare Retail Outlet Village offering designer shopping at discounted prices.

ACCOMMODATION:

Porch :
with wooden floor

Living Room : 8.02m x 3.85m
with wooden floor, raised hearth fireplace, hotpress and double doors to rear.

Kitchen/Dining Room : 6.68m x 4.46m
with built in ground and eye level presses, tiled floor, 4 oven oil fired Aga, plumbed, tiled surround, s.s. sink unit, hob and 2 extractor units

Bedroom 1 : 4.64m x 4.58m
with vaulted ceiling, laminate floor

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

Bedroom 2 : 2.95m x 2.70m
with double built in wardrobes, laminate floor and patio door

Bedroom 3 : 3.82m x 2.90m
with laminate floor

Bedroom 4 : 3.08m x 2.67m
with laminate floor

Bathroom :
w.c., pedestal w.h.b., bath with shower attachment, wood panel surround and tiled floor

OUTSIDE:

Approached by a sweeping gravel drive set amid a wonderful mature setting standing on c. 1.5 Acre enclosed by mature trees with lawns, flowerbeds, shrubs and a stream which meanders through the gardens and Barna shed.

SERVICES:

Septic tank drainage, oil fired central heating, broadband, group water scheme

INCLUSIONS:

Blinds, curtains, dishwasher, washing machine, 4 oven Aga, hob, extractor, Barna shed

SOLICITOR:

HG Donnelly & Sons
5 , Duke Street, Athy, Co. Kildare

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