



**SUBSTANTIAL 5 BEDROOM DETACHED DORMER BUNGALOW ON C. 0.27 ACRE**

**3 REDHILLS PARK, ELLISTOWN, KILDARE, CO. KILDARE**

**GUIDE PRICE: € 525,000**



**PSRA Reg. No. 001536**

## 3 Redhills Park, Ellistown, Kildare, Co. Kildare

### FEATURES:

- \* Electric vehicle charger
- \* PVC double glazed windows
- \* Spacious c. 265 sq.m. (c. 2,850 sq.ft.) of accommodation
- \* Solid French Oak floors
- \* Oak fitted kitchen
- \* 5 bedrooms and 5 bathrooms
- \* Small development of 11 houses with large green area
- \* Easy access to Kildare Town c. 7 km
- \* Good road and rail infrastructure with train, bus and motorway closeby.
- \* Large metal workshop/shed

### DESCRIPTION:

Redhills Park is a luxurious development of 11 detached houses in a semi-circle overlooking a large green area. Situated in the townland of Ellistown only 7 mins from Kildare Town and M7 Motorway Access at Junction 13. This fine home was built in 2006 and contains c. 265 sq.m. (c. 2,850 sq.ft.) of spacious accommodation presented in excellent condition throughout, with the benefit of PVC double glazed windows, dual oil fired/solid fuel central heating, PVC fascia/soffits, large metal shed, solid French oak flooring, electric car charger, B2 BER Rating, 5 bedrooms and 5 bathrooms. This is an ideal family home offering spacious light filled accommodation. Approached by a tarmacadam drive to front with gardens to front and rear in lawn, enclosed by trees and hedges with the benefit of a wooden deck and large metal shed to rear.

On entering the house you have a spacious entrance hall leading to a sitting room with solid fuel stove. To the rear of the house is the kitchen/dining room with oak fitted kitchen and French doors leading to wooden deck and rear garden. Off the kitchen is a family room with solid fuel stove and patio door to rear garden. Also on the ground floor is a utility, office, family bathroom and ensuite bedroom. Upstairs there are 4 bedrooms and 3 bathrooms.

The property is easily accessible to Kildare Town which offers an excellent array of pubs, restaurants, shop, schools, Tesco, Lidl, Aldi and the Kildare Retail Outlet Village offering designer shopping at discounted prices. The area has the benefit of an excellent road and rail infrastructure with the train service available from Kildare Station, bus route available from the town and M7 Motorway Access at Junction 13.

### ACCOMMODATION:

Entrance Hall : 10.65m x 2.20m  
with French Oak solid floor, coving and understairs storage.

Sitting Room : 5.74m x 4.56m  
with bow window, solid fuel stove, coving, solid French Oak floor and pine surround fireplace with stove.

Kitchen/Dining : 4.80m x 8.40m  
with coving, island unit with granite worktop, Electrolux double oven, oak built in ground and eye level presses, sink unit, Belling hob, extractor, integrated dishwasher, tiled surround, solid French Oak floor and tiled floor. Double doors to Family Room and rear garden and wooden deck.

Family Room : 6.10m x 3.45m  
Solid French Oak floor, solid fuel stove, coving and patio door to rear garden.

Utility Room :  
plumbed, s.s. sink unit, tiled floor, built-in ground and eye level presses and tiled surround.

Office/Bedroom 6 : 4.00m x 3.10m  
Solid French Oak floor.

Bathroom : 2.75m x 2.50m  
jacuzzi bath, w.c., w.h.b., fully tiled floor and walls.

Bedroom 5 : 4.00m x 4.00m  
with range of built-in wardrobes.

En-Suite 1 :  
w.c., w.h.b., shower, fully tiled floor and walls.

Hotpress :  
shelved with immersion.

### UPSTAIRS

Bedroom 1 : 4.85m x 4.00m  
with walk-in wardrobe

En-Suite 2 :  
w.c., w.h.b., shower, fully tiled floor and walls

Bedroom 2 : 3.90m x 3.37m  
with built-in wardrobes

En-Suite 3 :  
w.c., w.h.b., shower, fully tiled floor and walls

Bedroom 3 : 3.45m x 3.40m

Bedroom 4 : 3.75m x 3.30m

Shower Room :  
w.c., w.h.b., electric shower, fully tiled floor and walls

### OUTSIDE:

Approached by a tarmacadam drive to front with gardens to front and rear in lawn enclosed by trees and hedges. Side access on both sides of house with gates leading to rear garden with wooden deck, greenhouse, outside tap and metal shed (7m x 4.6m) with concrete base, roller door and electricity.

### SERVICES:

Mains water, mains drainage, ESB, broadband, alarm, refuse collection, dual oil fired/solid fuel central heating.

### INCLUSIONS:

Double oven, hob, extractor, dishwasher, metal garden shed, carpets, curtains, blinds and light fittings.

### SOLICITOR:

Coughlan White & Partners, Newbridge, Co. Kildare

**BER: B2 BER NO: 116679986**

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