



SUPERB SPACIOUS ENERGY EFFICIENT DETACHED RESIDENCE



Ballykelly View, Quinnsborough, Monasterevin, Co. Kildare, W34 AK82

GUIDE PRICE: € 575,000



PSRA Reg. No. 001536

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FEATURES:

- * PVC double glazed windows, fascia/soffits
- * Air to Water heating system
- * CCTV, Monitored Wireless Alarm
- * Granite window sills
- * Fully enclosed site with landscaped gardens
- * Private west-facing rear garden
- * Electric gates and tarmacadam drive
- * Bespoke custom made glass staircase

DESCRIPTION:

“Ballykelly View” is an exceptionally spacious, modern energy efficient detached dormer residence. This property comes to the market in pristine condition throughout. The residence extends to c. 330 sq.m. (3,552 sq.ft.) with a large (c. 75 sq.m./807 sq.ft) workshop to rear.

This outstanding property is approached by electric gates to a fully enclosed site with the house surrounded by landscaped gardens to the front and rear. The house features a wrap around driveway which is finished beautifully with tarmacadam. This property is finished to an exceptionally high standard throughout.

Some of the main features of this residence include an extremely energy efficient Air to Water heating system, high levels of insulation and airtightness finishes used throughout the finishing of the building, CCTV, monitored wireless alarm, stylish granite window sills installed throughout the property and a beautifully enclosed private west facing garden which is in full sunlight from mid morning until sundown.

This unique residence is located a mere 2 km from Monasterevin Town Centre. Easy access can be gained to the M7 Motorway also local bus and rail services offer a direct route to Dublin City Centre, etc. Kildare Town is 7km away and Newbridge is only 12 km.

AMENITIES:

Within the locality of this fantastic property there is Ballykelly GAA Club (500m) which also boasts an enclosed fully lit 1.5 km walking track and 2 floodlit Astro turf pitches. The residence is also approximately 700m away from the recreational trails of the Monasterevin Barrow Blueway. Closeby is Emo Court Parklands & Period House and Lake.

The development of Church of Oak Whiskey Distillery (which U2 frontman Bono is an investor) is only a couple of hundred metres from the residence.

Within the town of Monasterevin which is only 2km away one can access local primary and secondary schools (a new state of the art secondary school is currently under construction and due to open its doors in September 2022). Also available are further sports clubs to include football, soccer, hurling, kayaking along with one of Ireland’s best regarded gyms “The Gym Monasterevin”.

Monasterevin has supermarket, creches, medical centre, children’s playground and town park. Nearby is Kildare Retail Outlet Village, Japanese Gardens & National Stud, Racing at Curragh, Punchestown and Naas. Golf at Heritage Golf Resort, Royal Curragh Golf Club and Cill Dara Golf Club.

ACCOMMODATION:

Entrance Hall 4.72m x 1.97m Laminate floor.

Sitting Room 5.00m x 4.95m
Laminated floor, insert stove, polished sandstone fireplace.

Kitchen/Dining Room 9.42m x 4.42m
Tiled floor, grey built in ground & eye level presses, integrated Nordmende dishwasher, integrated fridge, s.s. sink unit, ceramic hob, Whirlpool double oven, Nordmende integrated microwave, island unit, tiled splashback.

Sun Room 4.66m x 4.38m
Tiled floor, 12.5 ft. ceiling, French doors to rear.

Utility Room 3.67m x 2.95m
With tiled floor, built in ground & eye level units (grey), s.s. sink unit, integrated freezer.

Guest WC Tiled floor, w.c., w.h.b.

Cloakroom Storage closet.

Bedroom 2 4.40m x 4.40m Laminate floor.

En-suite Fully tiled, w.c., w.h.b., rainwater shower.

Bedroom 3 4.43m x 3.90m Laminate floor.

Comms. Room

Bathroom 4.20m x 2.60m
Tiled floor, w.c., w.h.b. vanity, bath & shower.

Bedroom 4 3.92m x 3.92m Laminate floor

UPSTAIRS:

Master Bedroom 6.82m x 6.00m
Incl. walk in wardrobe and ensuite.

En-Suite 1 Fully tiled, w.c., w.h.b., rainwater shower, jacuzzi bath, vanity unit.

Shower Room
Fully tiled, w.c., w.h.b., rainwater shower with built in shelving.

Bedroom 5 6.03m x 4.62m
With mirrored sliding wardrobe.

Bedroom 6 7.45m x 5.14m
With mirrored sliding wardrobe.

Workshop
Electric roller door (3.3m height) with electricity.





INCLUSIONS:

Double oven, microwave, integrated fridge, integrated freezer, integrated dishwasher, blinds (blackout), light fittings, carpets.

EXCLUDED:

LED mirrors in bathrooms.

OUTSIDE:

Workshop with electric roller door (3.3.m height) with electricity, outside tap.

SERVICES:

Septic tank, Well water with filtration treatment.

BER: A3

BER NO:

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