



UNIQUE PROPERTY IN VILLAGE ENVIRONMENT

Carna Lodge, Common North, Suncroft, The Curragh, Co. Kildare, R56 HX53

GUIDE PRICE: € 395,000



PSRA Reg. No. 001536

Carna Lodge, Common North, Suncroft, The Curragh, Co. Kildare, R56 HX53

FEATURES:

- * Double glazed windows throughout with sash windows to front.
- * c. 1,841 sq.ft. (c. 171 sq.m.) of spacious accommodation.
- * Village environment.
- * Stone wall to front of property
- * Granite patio area
- * Wooden deck.
- * Rear pedestrian access.
- * Completely refurbished in 2015.
- * B3 Rating.

DESCRIPTION:

Approached by stone walls with artificial grass to front Carna Lodge which was completely refurbished in 2015 consists of c. 171 sq.m. (c. 1,841 sq.ft.) of spacious accommodation. The property has the benefit of double-glazed sash windows to front of house and is located within in the charming village of Suncroft. Situated in the heart of bloodstock country, the village boasts a primary school, church, shops, take away and licensed premises just 5 minutes drive from the M7 and M9 motorway routes and ten minutes drive from Newbridge, Kilcullen and Kildare.

AMENITIES:

Local amenities include GAA, rugby, soccer, tennis, canoeing, fishing, hockey, athletics, horse riding, golf and horse racing at the Curragh, Naas and Punchestown

ACCOMMODATION:

Kitchen/Dining: 7.75m x 4.40m
Tiled floor, island unit, double ceramic sink, recess cooker hood, tiled surround, Bosch dishwasher, Rangemaster cooker.

Hotpress:

Shower Room:
w.c., w.h.b., pump shower, tiled floor, heated towel rail.

Sitting Room: 6.65m x 3.65m
Insert stove, coving, recess lights, laminate floor.

Back Hall:
Fitted presses and utility area.

Bedroom 1: 4.15m x 3.90m
Walk-in wardrobe.

Bedroom 2: 5.40m x 2.95m

Bedroom 3: 3.75m x 2.95m

Bedroom 4: 2.25m x 4.15m

Bathroom: 3.70m x 3.35m
Recess lights, heated towel rail, tiled floor, corner bath jacuzzi with attachment, w.c., vanity w.h.b., shower.

Landing:
Recess lights.

OUTSIDE:

Granite patio area, outside tap, wooden deck, pedestrian rear access, garden store with oil burner.

SERVICES:

Mains water, mains sewerage, oil fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings.

SOLICITOR:

Dawson O'Toole Sols., McElwain Terrace,
Newbridge, Co. Kildare

BER: B3

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