



**DETACHED 4 BEDROOM BUNGALOW ON C. 0.18 ACRE SITE**

**Dun Mhuire, Leinster Walk, Kildare, Co. Kildare, R51 FX26**

**GUIDE PRICE: € 370,000**



**PSRA Reg. No. 001536**

**Dun Mhuire, Leinster Walk, Kildare, Co.  
Kildare, R51 FX26**

**FEATURES:**

- \* Oil fired Aga Cooker
- \* PVC fascia/soffits
- \* c. 0.18 Acre Site
- \* Small cul de sac of 14 houses
- \* Oil fired central heating
- \* Easy access to good road and rail infrastructure with train, bus and motorway
- \* Superb educational, recreational and shopping facilities closeby

**DESCRIPTION:**

Leinster Walk is a mostly mature residential development of semi-detached and detached homes situated in a quiet cul de sac of 14 houses just off the Dublin Road out of Town. Dun Mhuire is a detached 4 bedroom bungalow built in the mid 1950's containing c. 1,750 sq.ft. (c. 162.5 sq.m.) with the benefit of PVC fascia/soffits, oil heating and Aga Cooker. Approached by a tarmacadam drive with gardens to front and rear in lawn with a selection of flowerbeds and trees.

Located in an excellent central location only a short walk from the Curragh Plains and Town Centre with restaurants, pubs, Lidl, Aldi, Tescos and the Kildare Retail Village offering designer shopping at discounted prices. The Town has the benefit of an excellent road and rail infrastructure with bus route, M7 Motorway at Junction 13 and train service from Town direct to City Centre either Grand Canal Dock or Heuston Station.

Kildare has developed into an ideal commuter destination with the benefit of the good transportation links and has seen considerable residential and commercial development in the last 20 years. Local amenities include GAA, rugby, soccer, horseriding, golf, athletics and racing in the Curragh, Naas and Punchestown

**ACCOMMODATION:**

Entrance Hall :  
with coving and oak floor

Sitting Room : 7.02m x 3.80m  
with oak floor, wood panel ceiling, mahogany fireplace with tiled inset and built in display cabinets

Kitchen : 3.88m x 4.29m  
with 2 oven Aga, wood panel ceiling, built in ground and eye level presses, tiled floor and surround, s.s. sink unit, plumbed

Hotpress :  
shelved with immersion

Dining Room : 4.07m x 4.17m  
with laminate floor, coving and open fire

Utility Room : 2.50m x 1.78m  
with built in presses

Store House : 5.24m x 3.58m  
with oil burner, plumbed, shelving and front door access

Bedroom 1 : 3.63m x 3.48m  
with laminate floor and sliding wardrobes

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

Bedroom 2 : 3.87m x 3.58m  
with range of built in wardrobes and laminate floor

Bedroom 3 : 3.55m x 3.43m  
with laminate floor and built in wardrobes

Bedroom 4 : 3.00m x 2.35m  
with laminate floor and built in wardrobes

Bathroom : 3.00m x 2.40m  
with w.c., w.h.b., corner bath, shower, recessed lights, fully tiled floor and walls

**OUTSIDE:**

Approached by a tarmacadam drive with gardens to front and rear mainly in lawn with flower beds and trees. There is an outside toilet, tap and side access with a gate.

**SERVICES:**

Mains water, mains drainage, refuse collection, electricity and oil fired central heating

**INCLUSIONS:**

TBC

**SOLICITOR:**

Jack Duncan & Co, The Square, Townparks,  
Ballinasloe, Co. Galway

**BER: D2**

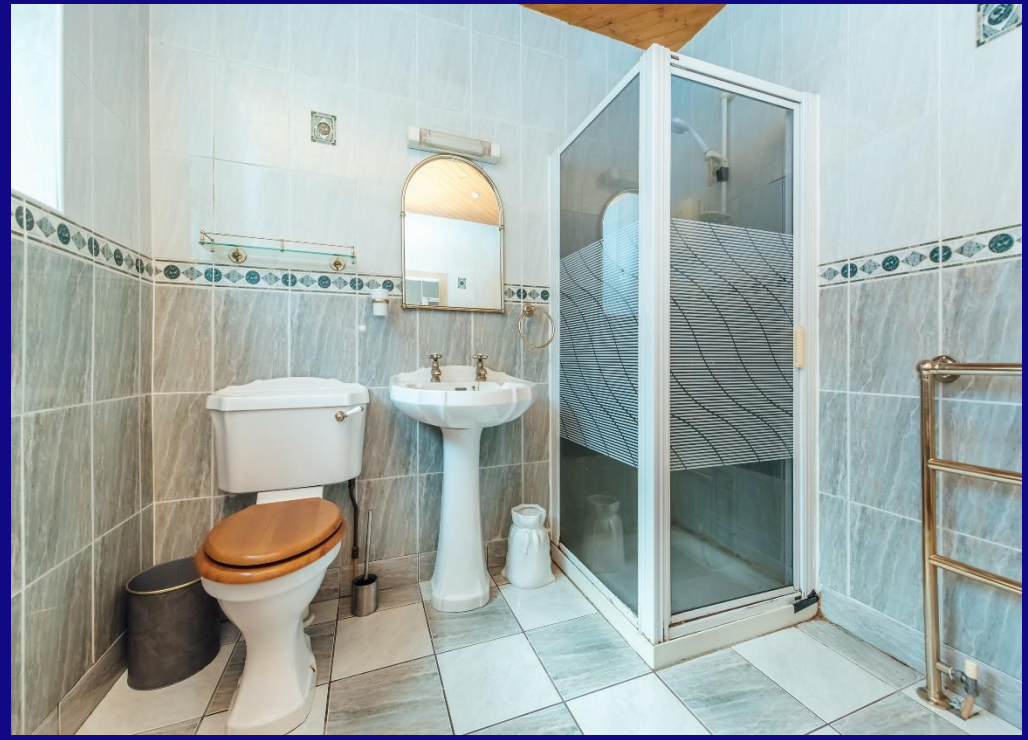
**BER NO: 116379439**

**CONTACT:**

Liam Hargaden  
M: 086 2569750 T: 045-433550  
E: liam@jordancs.ie









**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.