



EXCEPTIONAL 'A RATED' DETACHED 3 BEDROOM BUNGALOW

Hazelwood Lodge, Brownstown Great, The Curragh, Co. Kildare

GUIDE PRICE: € 395,000



PSRA Reg. No. 001536

Hazelwood Lodge, Brownstown Great, The Curragh, Co. Kildare

FEATURES:

- * A3 Rated energy efficient home
- * Eligible for 'Green' Mortgage
- * Underfloor air to water heat pump system
- * 3 en-suites
- * Landscaped site with cobble loc drive
- * PVC double glazed windows
- * Slated roof
- * Excellent showhouse condition
- * Heat recovery ventilation
- * Pre-wired for alarm, car charger and networked for internet

DESCRIPTION:

This exceptional detached residence presents a very unique opportunity to acquire an "A Rated" bungalow that has undergone a full retrofit with no expense spared.

The 3 bedroom, 3 en-suite property is presented in showhouse condition finished to an exceptionally high standard and set on a private site with a cobble loc drive to front and side, surrounded by landscaped gardens.

The property benefits from underfloor air to water heating and new double glazed windows ensuring energy efficiency and sustainability making it eligible for a 'Green' Mortgage.

This detached bungalow is set in the Village of Brownstown on the edge of The Curragh Plains and only 5 km from Newbridge. There is a bus service, school, shop and pub within a short walk. M7 Motorway access at Junction 12 within 3 km and a commuter rail service from both Newbridge and Kildare providing easy access to Dublin.

ACCOMMODATION:

Hallway : 1.20m x 7.90m
Tiled floor, recessed lights.

Sitting Room : 4.75m x 3.40m
Laminate floor.

Kitchen : 4.00m x 4.60m
Built-in ground and eye level presses, integrated Neff dishwasher, recessed lights and french door to patio.

Bedroom 1 : 3.60m x 2.75m
With laminate floor.

En-Suite 1 :
Vanity w.h.b., w.c., bath, corner shower, tiled floor and surround.

Bedroom 2 : 3.60m x 3.20m
With laminate floor.

En-Suite 2 :
Vanity w.h.b., w.c. wet room, shower, tiled floor and surround.

Bedroom 3 : 3.60m x 2.70m
With laminate floor.

En-Suite 3 :
Wet room, rainwater shower, w.c., w.h.b.

Bathroom :
w.c., vanity w.h.b., tiled floor.

Utility Room :
Plumbed, fitted units.

Hotpress :
Tiled floor.

AMENITIES:

Closeby there is c. 4,500 acres of open parkland ideal for walking, cycling or running. Newbridge and Kildare town are both c. 4 miles offering superb facilities including pubs, restaurants, bank, post office and good shopping with Tesco, Lidl, Dunnes Stores, Aldi, TK Maxx, Penneys, Newbridge Silverware, Whitewater Shopping Centre and Kildare Retail Outlet Village.

OUTSIDE:

- * Cobble loc drive
- * Provision for electric gates
- * Private site with landscaped gardens

SERVICES:

Mains water, air to water heat pump system, electricity.

INCLUSIONS:

TBC

SOLICITOR:

Burns Nowlan, Main Street, Newbridge, Co. Kildare.

BER: A3

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