



## Rathglasson, Silliothill, Kilcullen, Co. Kildare

- Beautifully presented detached bungalow set on 1.81 acres, divided into stables and paddocks alongside the main residence. The property is set within landscaped gardens, with both sections benefiting from their own separate entrances
- Accommodation comprises of entrance hallway, guest w.c, living room, kitchen/dining/lounge area, utility room, three bedrooms, en-suite and family bathroom
- Finished to an exceptional standard, this home features solar panels with battery storage, extensive insulation, granite worktops, two wood-burning stoves, and car port — just some of the many qualities that make it an exceptional home
- Situated on a quiet cul-de-sac, this residence has been cleverly designed with south-facing feature windows that maximise natural light. Elevated to take full advantage of the scenic surroundings, it also boasts inviting granite patio areas to be enjoyed over summer months
- Conveniently located just 3.5 km from Kilcullen and 9.7 km from Naas, the property is ideally suited for commuters, offering easy access to the M9 and M7 motorways and excellent connectivity to Dublin and surrounding towns.
- A wide selection of excellent primary and secondary schools are located nearby, along with a variety of restaurants, shops, and sporting facilities

Beautifully presented  
detached bungalow  
set on 1.81 acres

Guide Price:  
**€645,000**

Private Treaty

# Accommodation

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## Entrance Driveway:

Accessed via a tarmacadam driveway with mature beech hedging and ever greens. The property includes a lawn, a mature rockery area and car port (5.80m x 5.20m) with an adjoining covered area (3.86m x 5.20m), and a gate leading to the paddock.

Entrance Hall	<b>2.67m x 1.20m</b>	Tiled floor, pinewood panelling, alarm.
Guest W.C.	<b>0.92m x 1.92m</b>	Tiled floor, w.c., wash-hand basin, towel radiator & pine panel ceiling.
Kitchen Dining / Lounge Area	<b>4.00m x 4.00m</b> <b>3.83m x 6.71m</b>	Tiled floor, fully fitted kitchen with decorative detail, window overlooking rear garden, splashback tiles, granite worktop and upstand, Stanley oil range cooker, Neff oven and grill, Whirlpool electric hob, extractor fan, ample dining/lounge area with wood floor, feature window, stove with redbrick surround, granite hearth and wood surround, integrated corner unit with wine rack, French doors to patio area.

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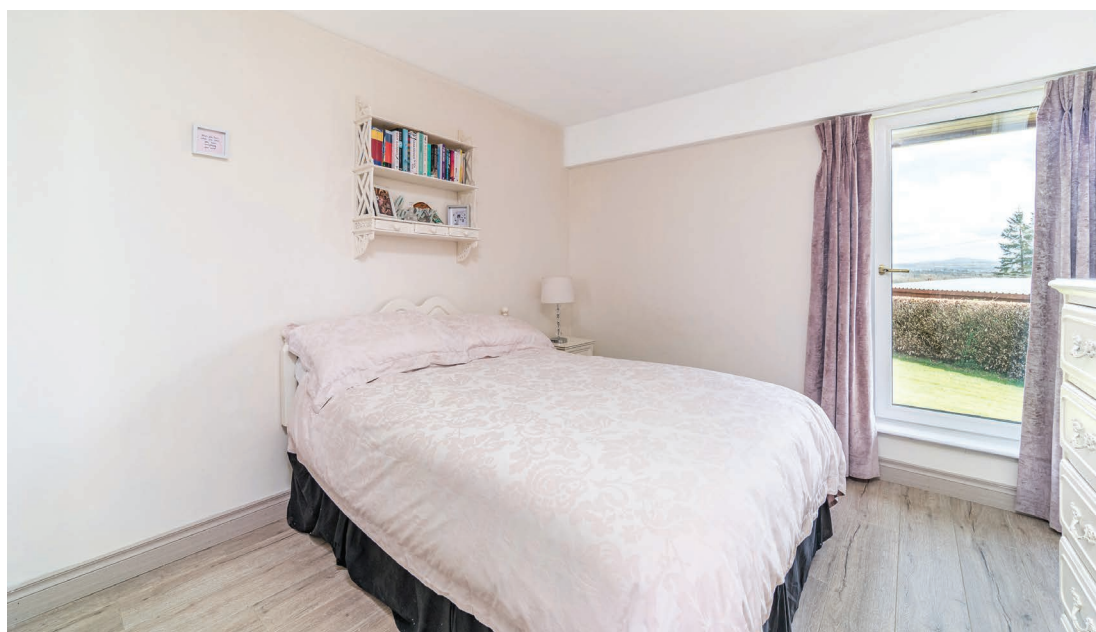
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<b>Living Room</b>	<b>4.83m x 6.90m</b>	Semi-solid oak floor, feature windows, stove fire on a raised hearth, cleverly designed space-saving vertical radiator, down lights.
<b>Inner Hallway 1</b>	<b>1.20m x 2.99m</b>	Semi-solid oak floor.a.
<b>Inner Hallway 2</b>	<b>1.20m x 3.00m</b>	Semi-solid oak floor.
<b>Bedroom 1</b>	<b>3.00m x 4.87m</b>	Fully carpeted, feature window, fitted wardrobes, Roman blinds.
<b>Family Bathroom</b>	<b>2.41m x 1.64m</b>	Tiled floor, w.c., wash-hand basin, shower enclosure, splash back tiles, Velux window, towel radiator & hotpress.
<b>Master Bedroom</b>	<b>5.59m x 4.33m</b>	Fully carpeted with full-length fitted wardrobes and drawers, complemented by a feature window.
<b>Ensuite</b>	<b>2.57 x 2.40m</b>	Tiled floor, semi-tiled walls, w.c., wash-hand basin, bath with shower head, mirror and shaving light.
<b>Bedroom 3</b>	<b>3.64m x 3.00m</b>	Semi-solid floor, feature window, additional sockets.
<b>Utility Room</b>	<b>2.94m x 2.46m</b>	Tiled floor, additional cabinets, additional worktop, stainless steel sink, splashback tiles, plumbed for washing machine and dryer, door to rear.



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## Garden & Poly Tunnel :

Attractive granite areas, raised beds, lawn area front and rear, surrounded by beech hedging, ever greens, mature rockery and shrubs, leading out to a 1.35 acres Paddock. This property is home to a stainless-steel shed, vegetable garden with poly tunnel for the green finger enthusiasts.

## Additional Information:

- Built in 1980's
- Newly installed double-glazed window
- Cavity insulation
- Block built internal and external walls
- Pumped Showers
- Extensive insulation improvements
- Solar panels with battery installed 2022
- Car port
- Stainless steel shed

## Items Included in sale:

Fixtures, fittings and window dressings

## Services:

- Fibre broadband
- Septic tank
- Private Well
- OFCH



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# Floor Plan

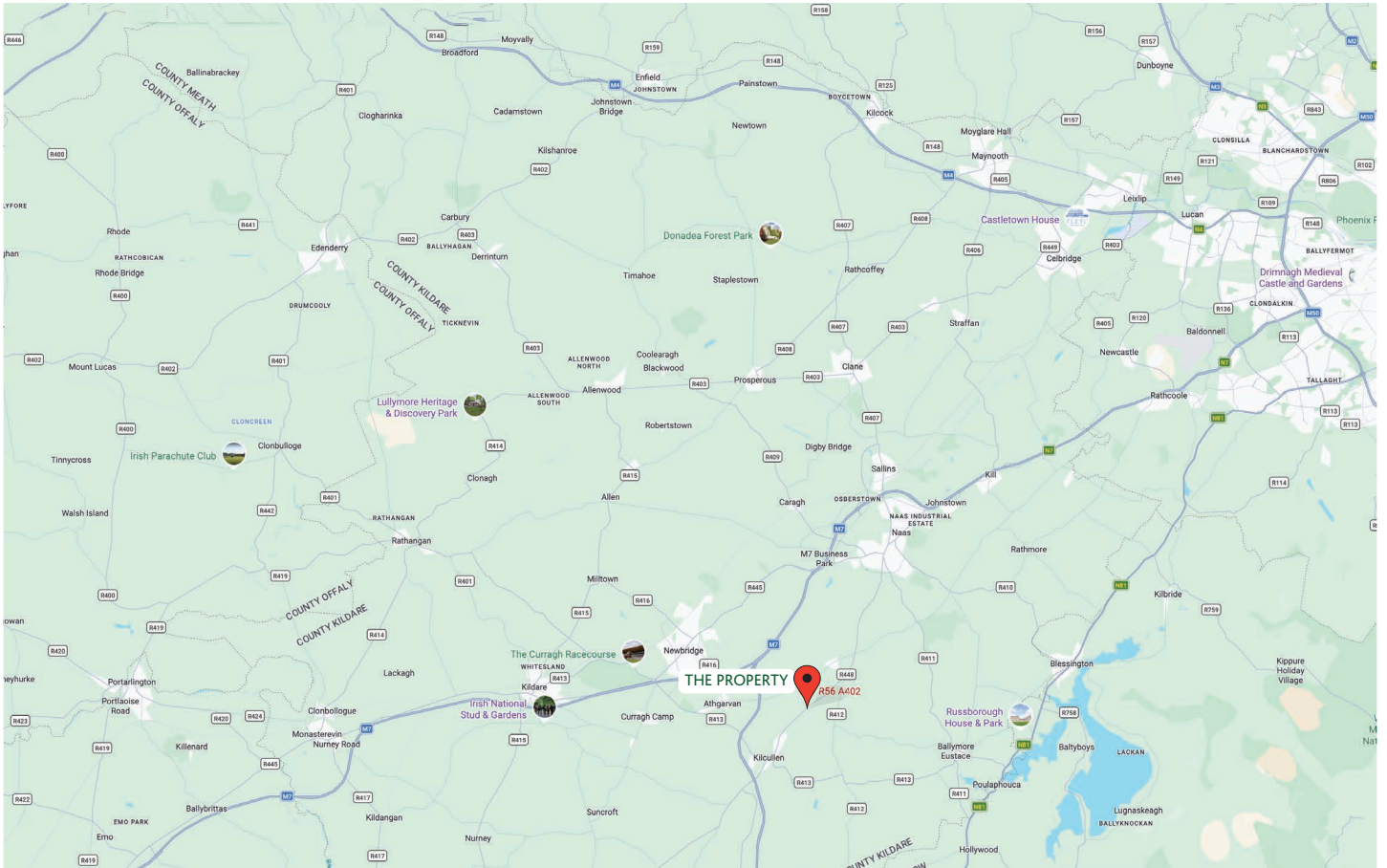
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Floor plan Rathglasson, Silliothill, Kilcullen, Co. Kildare 3 bedroom bungalow

# Directions

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## Directions

Eircode: R56 A402



## Viewing

By appointment only



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