

# FOR SALE

By Private Treaty



**TURLEY**  
PROPERTY ADVISORS

27

Carriglea  
Killenard  
Co Laois

# DESCRIPTION

**Turley Property Advisors take great pleasure inviting you to view 27 Carriglea, Killenard, Co. Laois. This imposing double fronted detached property is in excellent condition throughout, having been loved by one family for over fifteen years.**

**This fine home, which spans almost 300 sq. m. was built to exacting standards in 2005. On entry, one can only be impressed by the sheer size and scale of the dual access hallway, with its high ceilings and sweeping oak staircase.**

**To the left, there is an inviting living room with walnut floors, feature fireplace and woodburning stove. To the right of the hallway is a second living room, which spans over 40 sq. m. in total. This room is dual aspect with double doors to the rear leading to the garden. This room also benefits from a Stanley freestanding stove and interconnects with the sunroom and kitchen. The sunroom, located on the southern side of the property has an electric feature stove and double doors leading to a sunny patio.**

**The kitchen located to the rear of the property is the true heart of this home. Comprising over 20Sq.M. with the helpful addition of a utility room, this kitchen has everything a family needs for modern living, including a classic country style kitchen in cream with granite worktops, integrated appliances, and peninsula perfect for casual dining. This great space also has a designated space for a dining area, windows on three sides overlooking the large garden and double doors leading to the patio.**

**The downstairs accommodation is completed with a large water closet.**

**Upstairs, there is a large landing, off which there are five double bedrooms, three of which are ensuite. The master bedroom located to the front of the property has an ensuite and walk-in wardrobe. The family bathroom has a corner bath and separate shower. A large hot press completes the accommodation.**

**Early viewing of this fine turnkey home is both highly recommended and is strongly advisable.**





## LOCATION

Killenard, Co. Laois, is the rarest of gems. A modern, yet traditional village with heart and soul. There is an excellent primary school, a selection of shops and restaurants as well as a church and community centre. The village is further enhanced by the magnificent Heritage Golf and Spa Resort with its world class spa, gym, pool and walking track all set around the Seve Ballesteros designed Championship golf course; and all within walking distance of N0. 27 Carriglea.

Killenard is a spectacular idyll located just 40 minutes from Dublin. Everything is on your doorstep. Portarlinton with an excellent train station, modern supermarkets and secondary school is a little over 5 minutes away. With the M7 just 10 minutes away and Kildare Village outlet shopping reachable in 15. Emo court and gardens are just 5 minutes away.



# FEATURES

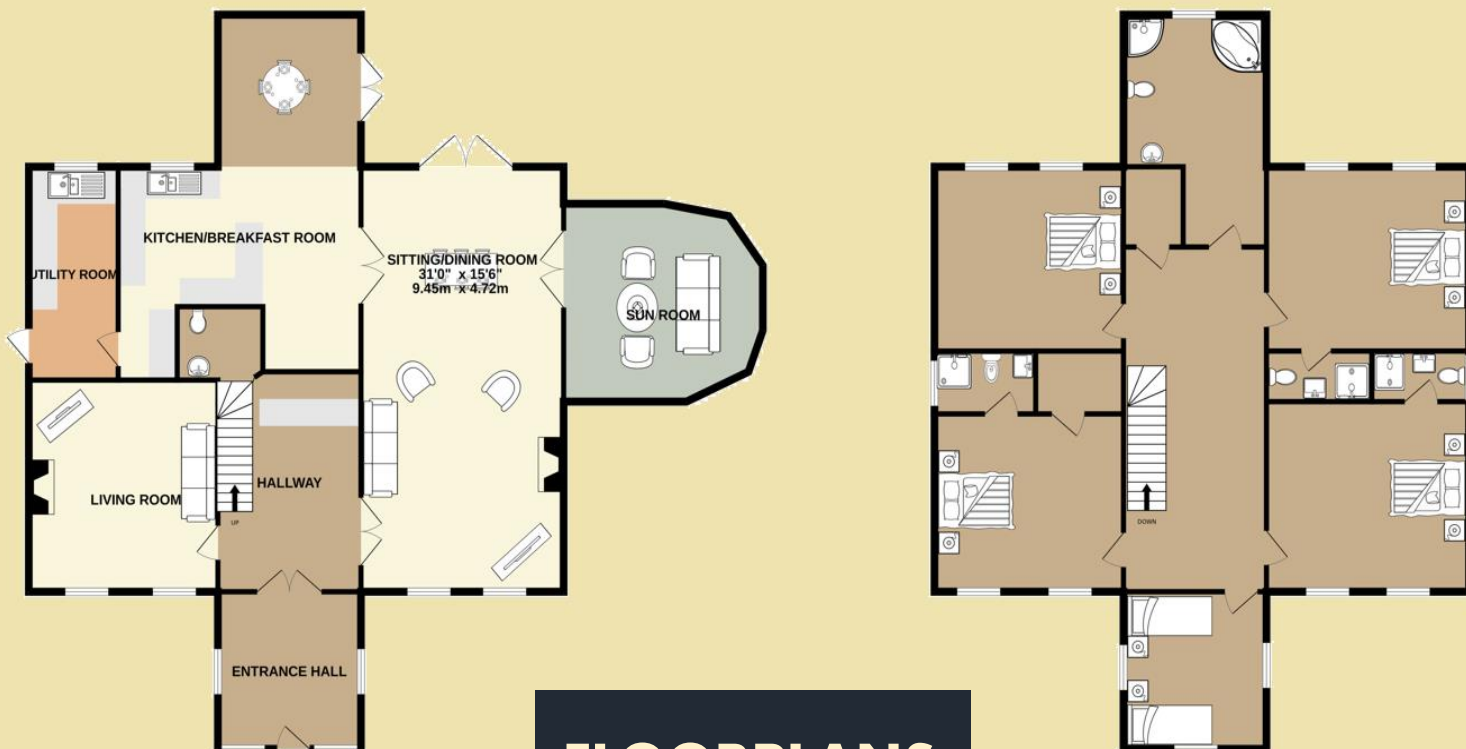
- Attractive five-bedroom detached family home
- Situated on 0.3 acres
- Beautiful south facing rear garden with patio area
- Gas fired central heating
- Double glazed windows throughout
- Parking for multiple cars
- Minutes from M7
- Close to fine schools
- Close to excellent amenities, including The Heritage and Kildare Village Shopping Centre





## ACCOMMODATION

Entrance Hall:	3.5 x 3.1	Inner Hall:	4.7 x 3.3
Reception Room:	4.6 x 4.4	Kitchen:	5.7 x 4.7
Dining Area:	3.5 x 3.3	Utility Room:	4.5 x 1.8
Living Room:	9.5 x 4.7	Sunroom:	4.4 x 4.4
Bathroom:	1.9 x 1.5	Landing:	7.6 x 3.1
Master Bedroom:	4.4 x 4.0	Ensuite:	2.0 x 1.4
Walk in Wardrobe:	2.3 x 1.5	Bedroom 2:	4.4 x 4.0
Ensuite:	2.1 x 1.3	Bedroom 3:	4.4 x 4.0
Ensuite:	2.1 x 1.3	Bedroom 4:	4.4 x 3.6
Bedroom 5:	3.5 x 3.2	Main Bathroom:	3.9 x 3.5



## FLOORPLANS

## FURTHER INFORMATION

Guide Price: €550,000

BER Rating:

For Sale by Private Treaty

Viewing by Appointment

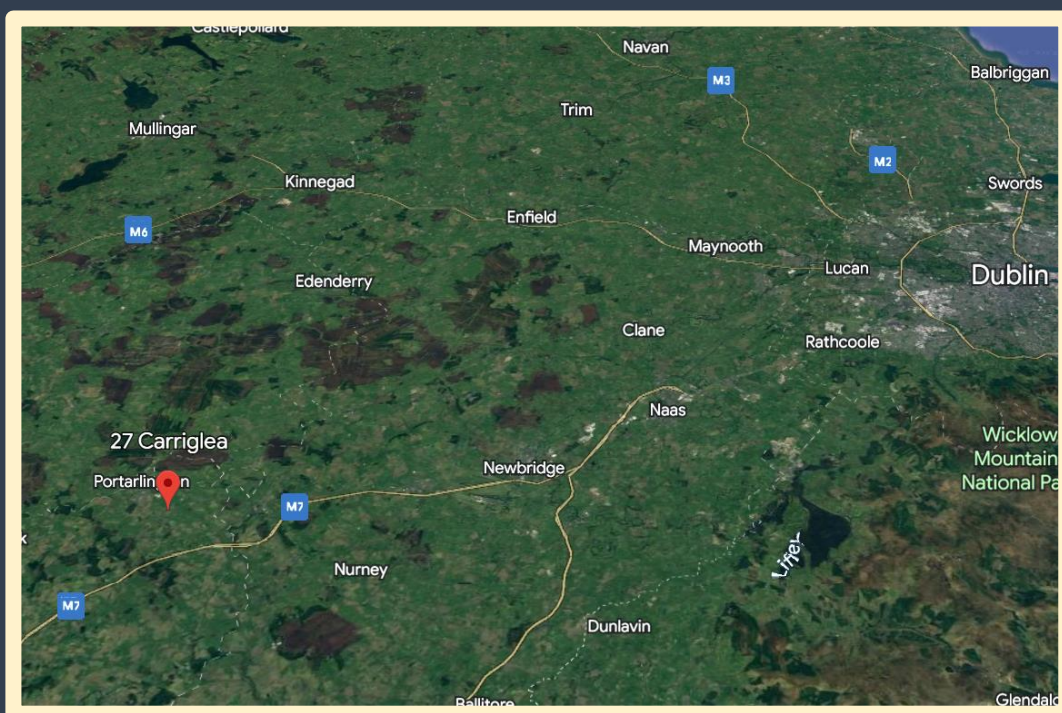
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