



**MAGNIFICENT DETACHED 4 BEDROOM  
RESIDENCE**



**2 The Avenue, Walshestown Park,  
Walshestown, Newbridge, Co. Kildare, W12  
NW82**



**PSRA Reg No. 001536**

**Guide Price: € 359,500**

## FOR SALE BY PRIVATE TREATY

**2 The Avenue, Walshestown Park,  
Walshestown, Newbridge, Co. Kildare, W12  
NW82**

### FEATURES:

- \* Hawkfield sunroom extension.
- \* Circa 158.7 sq.m. (c. 1,708 sq.ft) of accommodation.
- \* Gas fired central heating.
- \* Hive smart home heating system.
- \* Double glazed windows.
- \* Sandstone and Monocouche rendered exterior.
- \* PVC fascias & soffitts.
- \* Cobble loc drive.
- \* Rear garden in lawn with metal garden shed and wooden deck.

### DESCRIPTION:

Walshestown Park is a modern residential development of semi detached and detached homes built in 2006 by Roseberry Construction at Walshestown on the outskirts of town. Situated in a semi circle of houses overlooking a large green area. Approached by a cobble loc drive to front with side access on both sides of house with gates leading to the rear garden mainly in lawn with wooden deck and barna shed. The property was built in 2006 and extended with a large sunroom in 2013 and is presented in showhouse condition throughout offering well proportioned spacious living accommodation extending to circa 158.7 sq.m. (1,708 sq.ft.). The sunroom extension adds an extra dimension to the property offering a superb living room/games room just off the kitchen, ideal for family living. Features include double glazed windows, gas fired central heating, modern fitted kitchen with integrated appliances, marble fireplace with Henley insert stove, solid oak flooring in sittingroom and sunroom, sandstone and Monocouche rendered exterior, Hive smart home heating system.

### AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

### ACCOMMODATION:

**Entrance Hall** 4.70m x 2.78m  
with tiled floor, coving and cloak closet.

**Sitting Room** 5.90m x 4.46m  
into bay window, marble fireplace with Henley insert stove, solid oak floor, coving and wall lights.

**Kitchen/Dining Area** 5.10m x 4.57m  
Buillt in eye level presses, tiled floor, Zanussi electric oven, Indesit electric hob, s.s. sink unit, integrated Zanussi dishwasher and hot press shelved with immersion.

**Sun Room** 4.65m x 3.90m  
Solid oak floor, recessed lights, vaulted ceiling and french doors to rear garden.

**Utility Room**  
Tiled floor, plumbed, shelving and gas burner.

**Toilet**  
w.c., w.h.b. and tiled floor.

### UPSTAIRS:

**Bathroom**  
w.c., w.h.b., recessed lights, bath with shower attachment and fully tiled floor and walls.

**Bedroom 1** 4.00m x 3.80m  
with range of walnut wardrobes.

**En-suite**  
w.c.. w.h.b., electric corner shower and tiled floor.

**Bedroom 2** 4.44m x 3.00m

**Bedroom 3** 3.50m x 3.00m

**Bedroom 4** 2.87m x 2.78m  
with laminate floor.

### OUTSIDE:

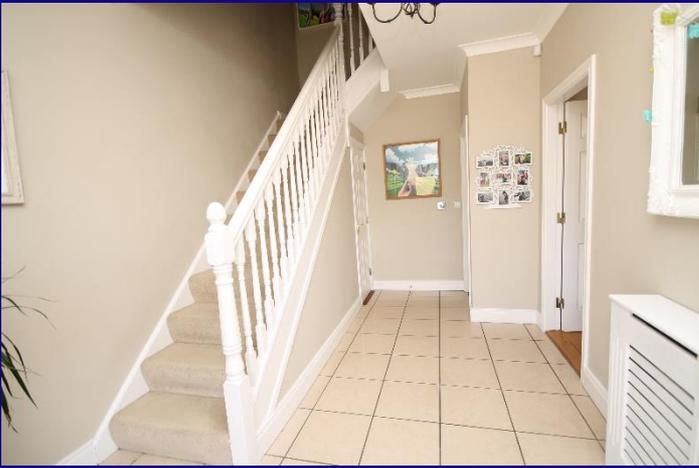
Approached by cobble loc drive to front with side access at both sides of house with gates, rear garden mainly in lawn, metal garden shed, outside tap and wooden deck.

### SERVICES:

Services mains, water mains, drainage, refuse collection, alarm, gas fired central heating, Hive smart home heating system.

BER: C2  
BER NO: 111375671

SOLICITOR: Patrick V Boland Sols, Main Street,  
Newbridge, Co Kildare.





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