

FOR SALE BY PRIVATE TREATY



EXCEPTIONAL DETACHED 4 BEDROOM RESIDENCE ON C.0.9 ACRE

**HALVERSTOWN GATE,
HALVERSTOWN,
NAAS,
CO. KILDARE.**

GUIDE PRICE: €595,000



DESCRIPTION:

Jordan Auctioneers are delighted to offer Halverstown Gate, a fine detached family home built in 2000 with spacious family accommodation presented in excellent condition throughout with PVC double glazed windows, oil heating, granite façade, detached garage, built-in bar and shaker style kitchen with polished granite worktops. Approached through a recessed granite entrance with electric gates to a sweeping gravel drive, gardens are laid out mainly in lawn with wooden deck, detached garage, flower beds, paved patio area all enclosed by trees and hedges. Situated in an excellent sought after location close to Naas (c.1.8 miles from Main Street), Caragh (c.1.4 miles), Newbridge (c.5 miles) and ½ mile from Millennium Business Campus. Good transportation links are available closeby with the bus service in Naas, commuter rail service from Sallins direct to City Centre and M7 Motorway access at Junction 9 or 10. Some local sporting activities include leisure centres, GAA, rugby, hockey, tennis, golf, horse riding, soccer, horse racing, swimming, fishing, canoeing etc. Naas offers a wealth of amenities on your doorstep with superb restaurants, pubs and shopping to include Tescos, Argos, Boots, Heaton's, Woodies, Powercity, Aldi, Lidl, B & Q, Currys, Harvey Norman to name a few with Whitewater Shopping Centre in Newbridge and Kildare Retail Outlet Village only a short drive.



ACCOMMODATION:

Entrance hall:	4m x 3.87m	With tiled floor, gallery landing and recessed lights.
Sittingroom:	5.3m x 3.62m	With oak floor, granite fireplace, stove, coving, bay windows and double doors to diningroom.
Livingroom/Bar:	4.65m x 3.63m	With tiled floor, cast-iron fireplace, coving, integrated bar with granite stone built-in shelving and s.s. sink unit.
Diningroom:	3.96m x 3.5m	With oak floor and coving.
Kitchen:	5.85m x 5.2m	Into bay window, tiled floor, built-in ground and eye-level shaker style kitchen, island unit, granite work tops and splashback, ceramic sink, integrated Electrolux fridge/freezer, Belling stove, extractor unit, integrated Bosch dishwasher, coving and French doors to rear garden.
Utility:		Plumbed, tiled floor, s.s. sink unit, fitted presses and tiled surround.
Back hall:		With tiled floor and coving.
Toilet:		With w.c., w.h.b., coving and tiled floor.



ACCOMMODATION CONT'D:

Upstairs:

Gallery landing.

Bedroom 1: 4.36m x 3.9m

With wooden floor and recessed lights.
Walk-in wardrobe and dressing area.

Ensuite:

With double shower, w.c., w.h.b., heated towel rail and fully tiled floor and walls.

Hotpress:

Shelved with immersion.

Bedroom 2: 3.6m x 3.16m

With wooden floor.

Bedroom 3: 3.7m x 3.2m

With wooden floor.

Bedroom 4: 3.7m x 3.17m

With wooden floor.

Bathroom:

With w.c., w.h.b., bath with shower attachment, shower and fully tiled floor and walls.

INCLUSIONS:

Curtains, blinds, light fittings, Belling oven, Integrated fridge/freezer and integrated dishwasher.

SERVICES:

Well water, septic tank drainage, electricity, Alarm and oil fired central heating.



SPECIAL FEATURES

- Granite entrance with electric gates.
- Excellent location close to Naas.
- Easy access to Motorway, Train and Bus.
- Granite front façade.
- Oil fired central heating.
- PVC double glazed windows.
- C.0.9 Acre site.
- PVC fascias/soffits.
- Detached garage with loft storage.
- Landscaped gardens with wooden deck and paved patio area.
- Excellent shopping within a short drive.
- Good restaurants and pubs on your doorstep.
- Superb recreational amenities in the area.

OUTSIDE: Approached by a recessed granite entrance through electric gates to a gravel sweeping drive, with gardens laid out mainly in lawn, wooden deck, paved patio area, flower beds all enclosed by trees and hedges. Detached garage (c.5.14m x 4.43m) with up and over door, loft storage and shelving. Boiler house (c.4.4m x 1.36m) and outside tap.



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