

**FOR SALE BY PRIVATE TREATY**



**SUPERB SPACIOUS 4 BEDROOM SEMI-DETACHED RESIDENCE**

**46 THE PLAINS,  
KILDARE,  
CO. KILDARE.**

**GUIDE PRICE: € 225,000**

## DESCRIPTION

46 The Plains is situated in a cul de sac only 12 houses, located just off the Melitta Road in Kildare Town. The property contains c. 1,442 sq. ft. (134 sq.m.) with a red brick / dashed exterior, hardwood double glazed windows, oil fired central heating, gated side access and gardens to front and rear. The property is only a short walk from the Curragh Plains and a host of local amenities.

Kildare is well serviced with a good road and rail infrastructure including bus route, M7 Motorway and a regular commuter rail service direct to Heuston Station. The Town benefits from schools, church, shops, restaurants, pubs, Aldi, Lidl, Tesco and Kildare Retail Outlet Village for the shopping enthusiast. Newbridge is only 5 miles with the Whitewater Shopping Centre.



## ACCOMMODATION:

Entrance Hall:	4.8m x 1.77m	With laminate floor and coving.
Sitting room:	5.3m x 3.55m	With laminate floor, Bay window, fireplace with gas fire, coving and double doors leading to
Dining room:	3.57m x 3m	With coving, laminate floor and patio door to rear garden.
Kitchen:	4.38m x 3m	With shaker style kitchen, tiled floor, plumbed, stainless steel sink and tiled surround.
Family room:	4.73m x 2.44m	With coving and laminate floor.
Toilet:		With w.c., w.h.b., tiled floor.
<i>Upstairs</i>		
Bedroom 1:	4.85m x 4.4m	With built-in wardrobes and bay window.
En-suite:		With w.c., w.h.b. and shower.
Bedroom 2:	3.6m x 3m	
Bedroom 3:	2.91m x 2.46m	
Bedroom 4:	4.26m x 2.56m	With built-in wardrobes.
Bathroom:		With w.c., w.h.b., bath with shower attachment, tiled floor and surround.
Hot press:		Shelved with immersion.

## SPECIAL FEATURES:

- Wooden Double Glazed Windows.
- Oil fired central heating with condenser boiler.
- Located in a quiet cul-de-sac.
- Within a short walk of Town Centre.
- Motorway, Bus and Train closeby.
- Within a short walk of the Curragh Plains.

## OUTSIDE:

- Paved patio area and garden shed to rear.
- Walled in rear garden.
- PVC fascias and soffits.
- Cobble loc drive to front.
- Dashed exterior.

## SERVICES:

- Mains water.
- Mains drainage.
- Oil fired central heating.
- Electricity.
- Refuse collection.



**BER: TBC**

**BER NO:**

**PRICE: €225,000**



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