



**SUPERB DETACHED 4 BEDROOM DOORMER BUNGALOW WITH  
CONSERVATORY**

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**TEACH MHUIRE, NAAS ROAD, NEWBRIDGE, CO. KILDARE**

**GUIDE PRICE: € 405,000**



**PSRA Reg. No. 001536**

## FOR SALE BY PRIVATE TREATY

**Teach Mhuire, Naas Road, Newbridge, Co. Kildare, W12 VY96**

### FEATURES:

- \* PVC double glazing.
- \* Walls pumped with insulation.
- \* PVC fascia & soffits.
- \* Electric Gates
- \* Private site.
- \* Very central location.
- \* End of cul de sac.
- \* Fibre broadband.

### DESCRIPTION:

“Teach Mhuire” is a fine detached c.164 sq.m (c.1,765 sq. ft.) dormer bungalow on its own secluded site. Approached by a private tarmacadam drive, through electric gates to a tarmacadam forecourt, the site is enclosed by walls and trees providing an oasis of peace and tranquility, yet in a town centre location. Built in 1990 with the benefit of PVC double glazed windows, oil heating, oak fitted kitchen and conservatory to rear. Situated in an excellent central location just off the Naas Road in a quiet private cul de sac of 3 houses. The property is within walking distance of all the amenities including schools, church, banks, post office, pubs, restaurants and excellent shopping to include Penneys, Dunnes, Tesco, T.K. Maxx, D.I.D. electric, Woodies and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of M7 Motorway closeby, commuter rail service direct to Heuston station and bus route.

### ACCOMMODATION:

**Entrance Hall** 4.90m x 2.90m

With coving, understairs storage, phone point & laminate floor.

**Sitting Room** 4.97m x 3.55m

With coving, wood surround fireplace with cast iron and tiled inset, laminate floor.

**Kitchen/Dining** 5.97m x 3.76m

With oak built-in ground and eye level presses, s.s. sink unit, plumbed electric hob, double oven, tiled surround, tiled/laminate floor and patio doors leading to

**Conservatory** 3.45m x 2.39m

With door to garden.

**Family Room** 5.27m x 2.82m

Coving, mahogany fireplace with marble inset and hearth (back boiler), laminate floor.

**Back Hall** Tiled floor.

**Toilet**

With w.c., w.h.b., plumbed, tiled floor.

**Bedroom 4** 4.95m x 3.57m

With built in wardrobes, coving, laminate floor.

**En-suite**

w.c., w.h.b., shower, tiled floor and splashback.

### UPSTAIRS:

**Bedroom 1** 5.50m x 3.57m

With built in wardrobes, t.v. and phone point, laminate floor.

**En-suite**

Vanity, w.h.b., w.c electric shower, fitted press, tiled floor.

### Bathroom

w.c., .w.h.b., bath, electric shower, tiled floor and surround.

**Bedroom 2** 3.55m x 2.89m

Built in wardrobes and laminate floor.

**Bedroom 3** 3.22m x 2.88m

With laminate floor.

### Hotpress

Shelved with immersion.

### OUTSIDE:

Approached by a private tarmacadam road through electric gates to a tarmacadam forecourt with a private site enclosed by walls and trees. The property has a boiler house/shed to rear and cobble loc area to side and rear.

### SERVICES:

Mains water, mains drainage, oil fired central heating, alarm, electricity, telephone and refuse collection.

### INCLUSIONS:

Carpets, curtains, blinds, light fittings, integrated appliances.

**BER: C1**

**BER NO: 106321672**

### SOLICITOR:

Patrick J Farrell Sols., Charlotte Street, Newbridge, Co Kildare

VIEWING STRICTLY BY APPOINTMENT











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