



Residence On C. 0.7 Acre / 0.28 Ha.,  
Ladytown, Newbridge, Co. Kildare, W12 VK80



5



3



246 sq.m



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

The property is approached via a cul de sac road, in a secluded and private setting, yet only a short drive from Naas, Newbridge & Kilcullen. Conveniently located off the R445 the property is close to a host of amenities including primary and secondary schools such as Killashee primary School, St. Mary's secondary School, and the well known Newbridge College to name a few. Toughers Business park is also close by and there is an abundance of shops eateries and public houses nearby. The Whitewater shopping Centre and The luxury Kildare Village shopping outlet are a short drive. For the sporting enthusiast there is much to choose from whether its racing on the curragh or Punchestown or Golf in Newbridge, Naas or Rathsallagh Golf Clubs, not forgetting Red Lane driving range which is just a stones throw away.

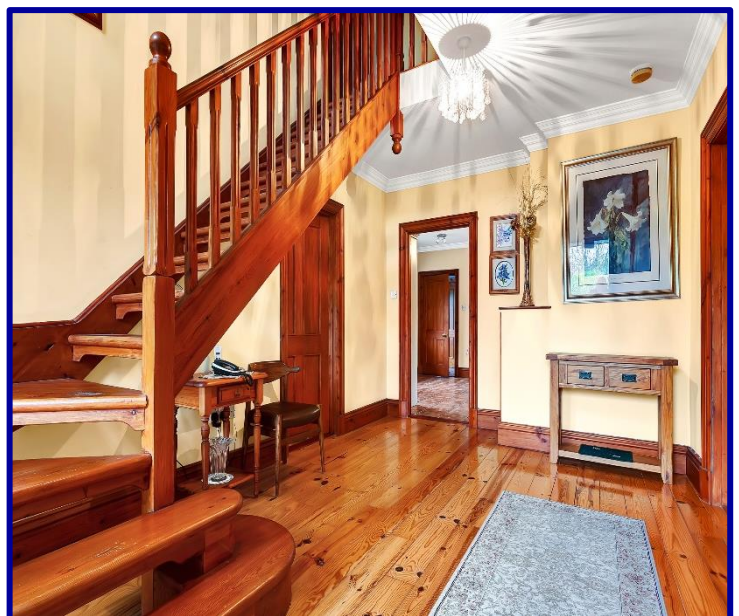
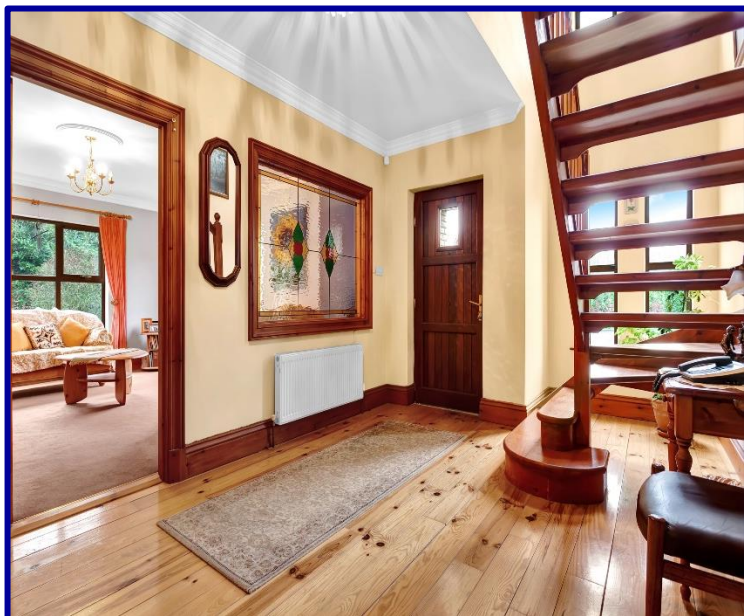
**Newbridge:** c. 5.9kms. **Naas:** c. 6.9kms. and **Kilcullen:** c. 12 kms. The property is only c. 2.6kms from the M7.

### DESCRIPTION:

Attractive brick fronted dormer residence entered through electric gates and leading up a sweeping drive to a large parking area and lawn. On entering this house, its evident that it has been meticulously cared for over the years by its owners. Built c. 20 years this house is in excellent condition with solid Oak doors throughout, wooden flooring, and generous living and sleeping accommodation. Ther is a large welcoming hallway, generous kitchen with stanley range cooker, utility room, 2 reception rooms, Sunroom overlooking the gardens, 5 generous bedrooms, 3 of which are ensuite, and a separate bathroom and w.c. Outside the gardens are bounded by a large laurel hedge and there is a rear yard with vegetable patch and various sheds. There is also the benefit of a self contained detached garage which would suit a variety of uses

### ACCOMMODATION:

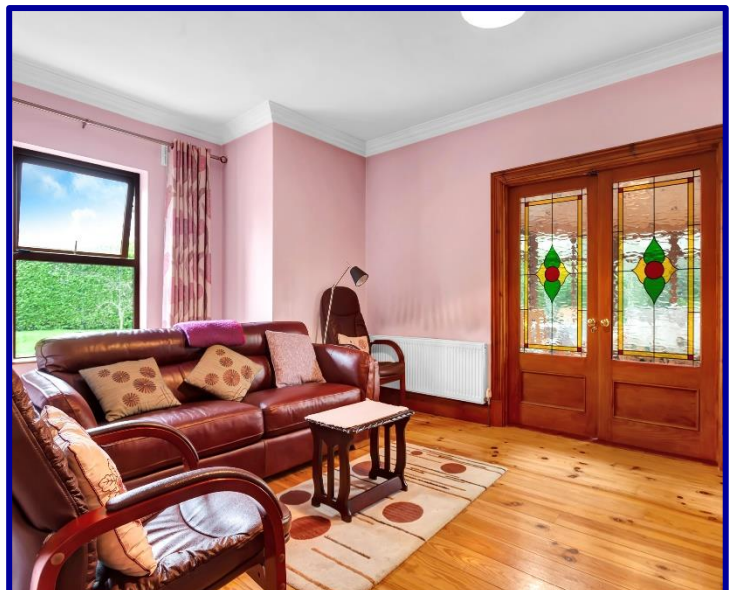
**Entrance Hall:** 5.74m x 3.11m With wooden flooring.







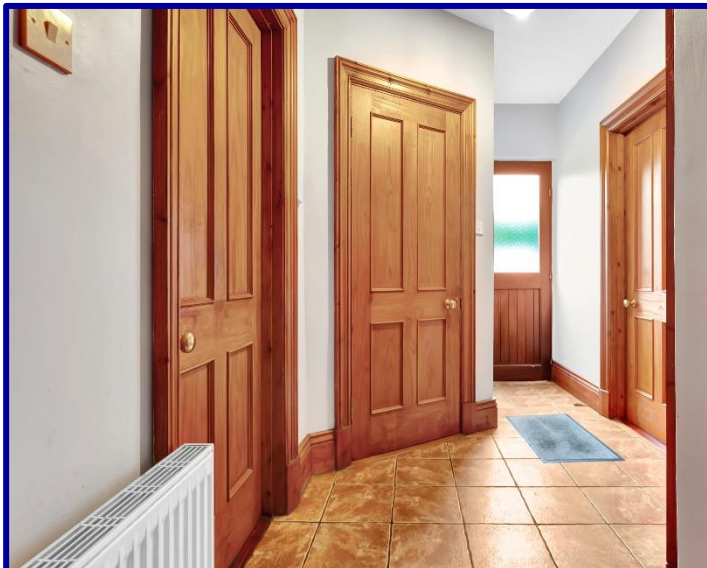
<b>Living Room:</b>	4.95m x 4.83m	With feature fireplace & open fire, bay window, coving & centre rose.
<b>Kitchen/Breakfast Room:</b>	6.06m x 4.38m	With maple shaker kitchen white, intergrated dishwasher, eye level oven. Hob, granite worktops & solid fuel stanley range. French doors to garden.
<b>Family Room:</b>	5.84m x 3.42m	With brick fireplace & wood burning insert stove, bay window & wooden flooring.







<b>Sunroom:</b>	4.65m x 3.89m	With wooden flooring & vaulted ceiling & velux window.
<b>Back Hall:</b>		With tiled floor & door to rear garden.
<b>Utility Room:</b>	3.06m x 1.89m	With fitted units & sink. Plumbed for washing machine.
<b>Stove/Cloakroom:</b>	1.96m x 1.10m	
<b>W.C.:</b>	1.67m x 1.00m	Fully tiled with W.C. & W. H.B.



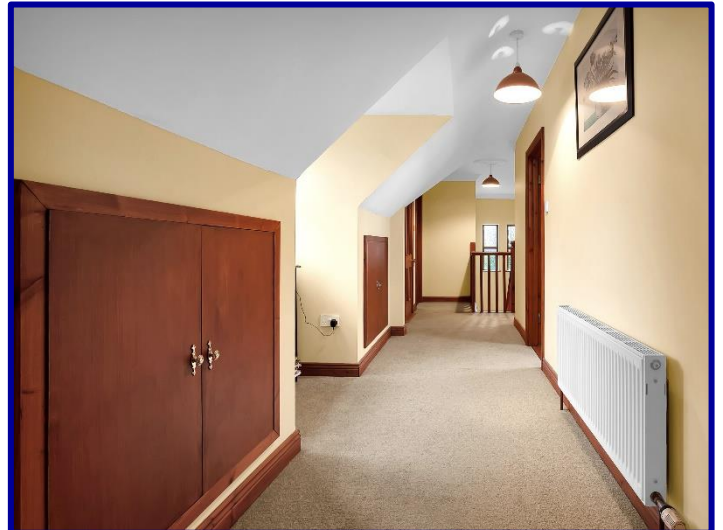
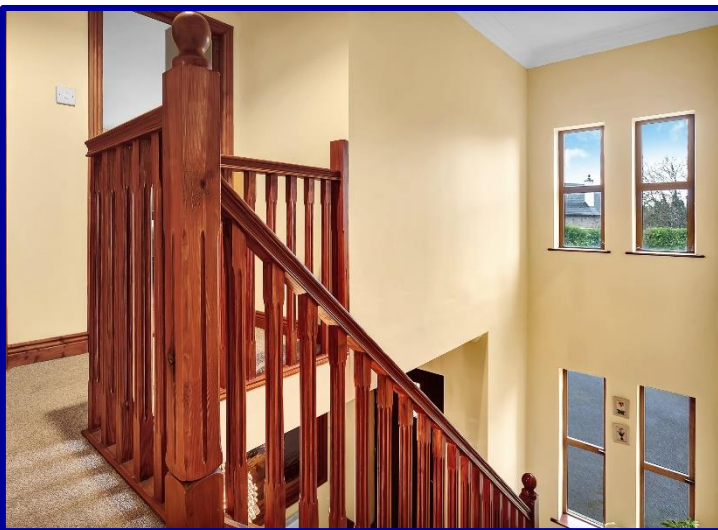




**Bedroom 1:** 4.68m x 3.37m With wooden flooring & En-Suite.  
**En-Suite:** 1.78m x 1.68m With shower cubicle & electric shower. W.C. & W.H.B.  
 tiled floor & part tiled walls.

**UPSTAIRS**

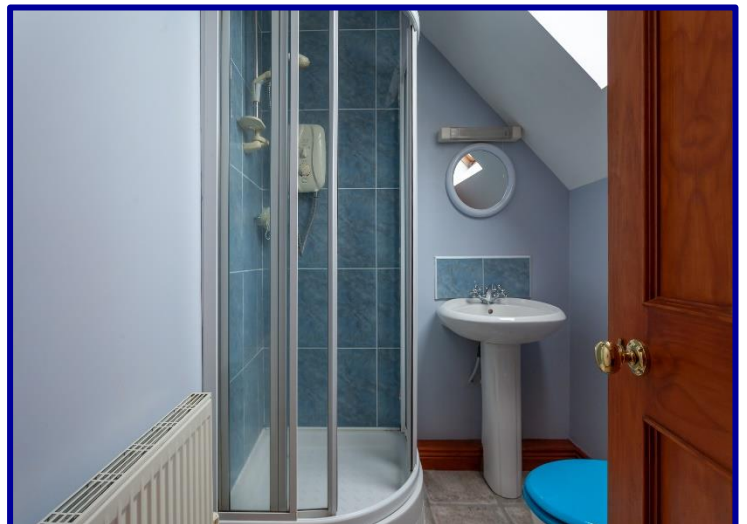
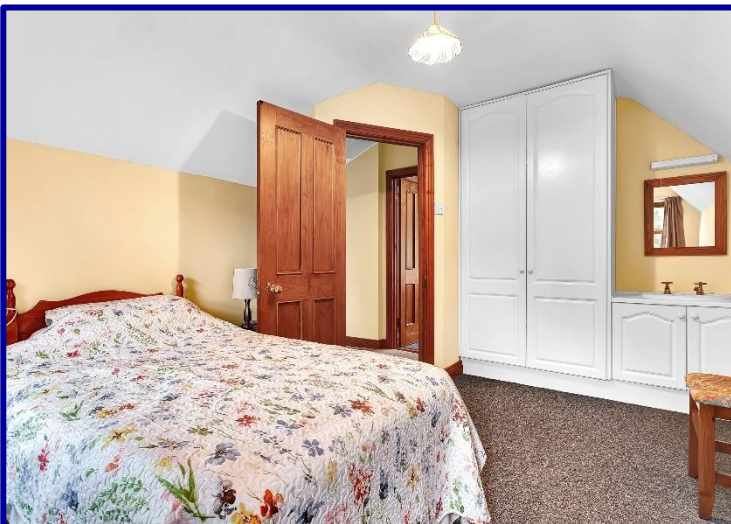
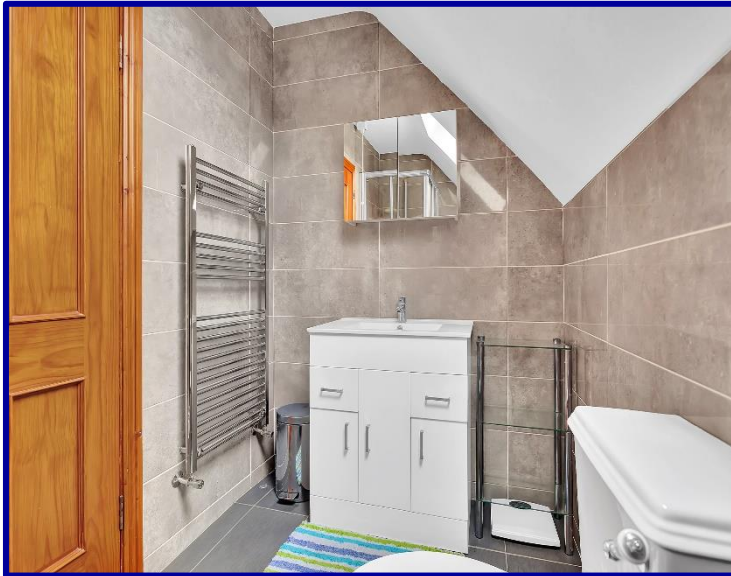
**Landing:** Hotpress with storage.  
**Bedroom 2:** 4.39m x 3.46m. With build in wardrobe.







<b>Bedroom 3:</b>	5.53m x 4.30m.	With built in wardrobe & En-Suite
<b>En-Suite:</b>	1.83m x 2.87m.	With shower, W.C. & W.H.B. Tiled floor & Part tiled walls.
<b>Bathroom:</b>	2.75m x 1.65m.	With shower, W.C. & W.H.B & vanity unit. Fully tiled.
<b>Bedroom 4:</b>	4.60m x 3.33m.	With fitted wardrobe & sink.
<b>Bedroom 5:</b>	4.37m x 3.34m.	With built-in wardrobe & En-Suite.
<b>En-Suite:</b>	1.94m x 1.67m.	With shower cubicle, W.C. & W.H.B. Tiled floor & part tiled walls.





## **OUTSIDE:**

- Large self- contained garage with gas heating & E.S.B.
- Large drive
- Gardens extending t c. 1 Acre
- Vegetabe garden
- Glass houses
- Steel shen
- Barna shed.





### **SERVICES:**

- Water: Mains
- Sewage: Septic Tank
- Heating: Gas fired Central Heating
- Alarm.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3**

**PRICE REGION:**

**€750,000**



**JP&M**  
**DOYLE**

Established. 1952

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