



**SUPERB DETACHED 4 BEDROOM RESIDENCE**

26 TREACY MEADOWS, NEWBRIDGE, CO. KILDARE

**GUIDE PRICE: €295,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

26 TREACY MEADOWS, NEWBRIDGE,  
CO. KILDARE

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### FEATURES:

- Hardwood double glazed windows.
- Dual oil fired/solid fuel central heating.
- Alarm.
- Gated side access on both sides.
- Large walled-in west-facing rear garden.
- C.135 sq. m. (c.1,453 sq. ft.)
- Excellent sought after location.
- Train, bus and motorway closeby.
- Excellent shopping, educational and recreational facilities in the area.

### DESCRIPTION

Treacy Meadows is a desirable residential development of detached homes located just off the Green Road only a short walk from the town centre. Located in a cul-de-sac the property was constructed in the early 1990's and extends to c.135 sq. m. (c.1,453 sq. ft.) of spacious family accommodation presented in good condition throughout.

The development is within walking distance of the Town Centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

### 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: 4.4m x 2.08m

With coving.

Dining Room: 3.15m x 3.1m

With coving and double doors leading to:

Sittingroom: 4.32m x 4.19m

With coving, feature fireplace with back boiler and sliding patio door leading to rear garden.

Kitchen: 4.63m x 2.97m

With tiled floor, built-in ground and eye level units, stainless steel sink with tiled splashback, Whirlpool ceramic hob, electric oven, extractor and tiled surround.

Utility:

Tiled floor, stainless steel sink, plumbed and fitted presses.

Toilet:

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

Garage:

With up and over electric door, electricity.

*Upstairs:*

Bedroom 1: 4.62m x 2.9m

With range of built-in wardrobes.

Ensuite: With w.c., w.h.b. and electric shower.

Bedroom 2: 3.35m x 2.9m

With range of built-in wardrobes and vanity unit.

Bedroom 3: 3.96m x 2.08m

With built-in wardrobes

Bedroom 4: 2.9m x 2.1m

With built-in wardrobe.

Bathroom:

With w.c., w.h.b., bidet, bath with tiled surround, electric shower.

Hot Press: Shelved with immersion

### OUTSIDE:

Approached by a cobble-loc drive to front. Gated side access on both sides leading to large west-facing rear garden with paved patio area, barna shed, outside tap and a selection of trees and shrubs.

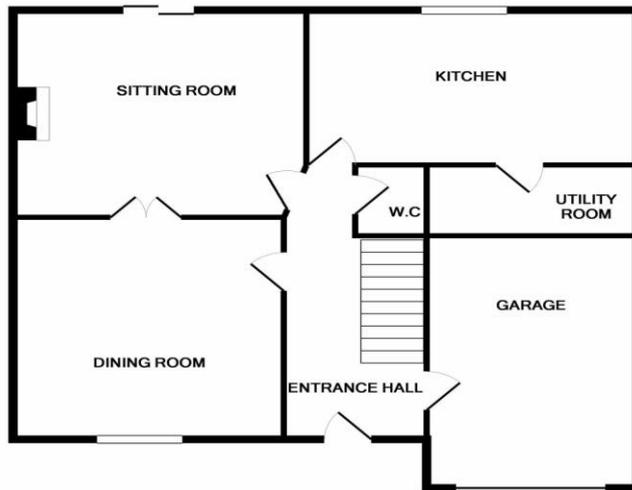
### SERVICES:

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating and alarm.

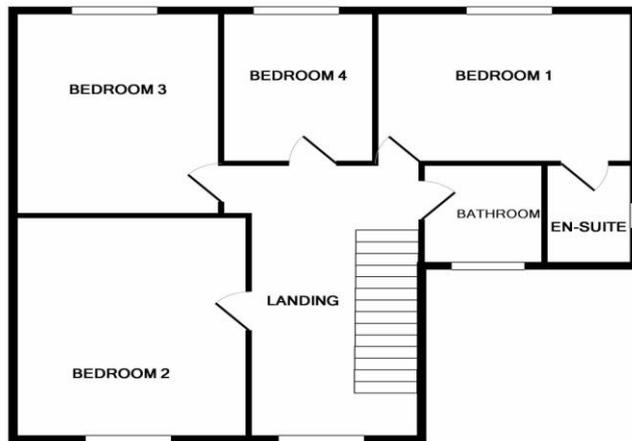
### INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor, and barna shed.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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