

FOR SALE BY PRIVATE TREATY

PSRA Reg No.001536



SUPERB DETACHED 4 BEDROOM RESIDENCE *ORIGINAL SHOWHOUSE*

**10 WOODVIEW,
RATHANGAN,
CO. KILDARE.**

GUIDE PRICE: €280,000



DESCRIPTION:

Woodview is a modern residential development of semi-detached and detached houses in a horseshoe shaped development overlooking a green area. Built in 2006 this ideal family home was the original showhouse and finished to an exceptionally high specification containing c.1,700 sq. ft. of spacious accommodation with such features as 9ft ceilings, oak staircase, oak floors, PVC double glazed windows, oil heating, detached workshop/store, solid fuel Mulberry stove, sunroom, oak fitted kitchen with polished granite worktops, oak internal doors, ensuite, built-in wardrobes in three bedrooms and part stone façade. The property is only a short walk from Rathangan Village with shops, schools, church and pubs on your doorstep. Newbridge (10 miles) and Kildare (6 miles) offer a wealth of facilities with pubs, restaurants and shopping to include Tesco, Dunnes, T.K. Maxx, Penneys, Kildare Retail Outlet Village, Lidl, Aldi, Newbridge Silverware and Whitewater Shopping Centre. Commuters have the benefit of the M7 Motorway access at Junction 12 or 13 and train service from Kildare/Newbridge stations direct to City Centre.



ACCOMMODATION:

Entrance Hall:	4.7m x 2.76m	With coving, recessed lights, understairs storage, oak floor and oak staircase.
Sittingroom:	5.5m x 4.5m	Into bay window, coving, marble fireplace and Walnut floor.
Toilet:		With w.c., w.h.b., and fully tiled floor and walls.
Kitchen/Diningroom:	7.9m x 3.4m	With oak built-in ground and eye-level presses with granite worktops and splashback, sink unit, French doors to rear, coving, recessed lights, oak and tiled floor, integrated fridge/freezer, integrated Normende dishwasher, Neff oven, Neff ceramic hob, extractor unit, Mulberry stove and double doors leading to
Sunroom:	3.7m x 3.62m	With French doors to rear garden, oak floor and recessed lights.
Utility:	2.18m x 1.6m	With s.s. sink unit, plumbed, oak presses, coving, tiled floor and surround.
Hotpress:		Shelved with immersion.



ACCOMMODATION CONT'D:

Upstairs:

Bathroom:	2.54m x 1.76m	With w.c., w.h.b., bath with shower attachment, electric shower, coving, fully tiled floor and walls.
Bedroom 1:	4.3m x 3.72	With oak floor and range of cream built-in wardrobes.
Ensuite:		With w.c., w.h.b., corner shower, coving, fully tiled floor and walls.
Bedroom 2:	4.03m x 2.93	With oak floor and range of built-in wardrobes.
Bedroom 3:	3.38m x 2.92m	With oak floor and built-in wardrobes.
Bedroom 4:	2.76m x 2.94m	

OUTSIDE: Gardens to front and rear, side access on both sides with gates. Vehicular side access with gates on right hand side of house to south facing rear garden with paved patio area, wooden deck, flower beds, lawns and outside tap. There is a separate workshop/store (3.56m x 4.2m) with electricity, fuel store and boiler house.



SPECIAL FEATURES

- Oil fired central heating.
- PVC double glazed windows.
- PVC fascia/soffits.
- Part sandstone façade.
- C.1,700 sq. ft. of accommodation.
- Separate detached workshop/store.
- Corner site in small development.
- Oak staircase.
- Oak fitted kitchen with polished granite worktops and splashback.
- Sunroom to rear.
- Built-in wardrobes in 3 bedrooms.
- Mulberry solid fuel stove.
- 9ft ceilings.



INCLUSIONS:

Carpets, blinds, light fittings, oven, hob, extractor, dishwasher and fridge/freezer.

SERVICES:

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

SOLICITOR:

Burns Nowlan, Main Street, Newbridge.



GUIDE PRICE: €280,000

BER: B3

BER NO: 101599249

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