



SUPERB DETACHED 4 BEDROOM A RATED HOME

**27 BROWNSTOWN MANOR, BROWNSTOWN, BROWNSTOWN,
THE CURRAGH, CO. KILDARE, R56 YN63**

GUIDE PRICE: € 335,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**27 Brownstown Manor, Brownstown,
Brownstown, The Curragh, Co. Kildare, R56
YN63**

FEATURES:

- * Woodgrain PVC triple glazed windows
- * A rated property.
- * Maintenance free exterior.
- * Large cobble loc driveway.
- * Air to water heating system.
- * Finished to an exceptionally high standard.
- * 200 sq.ft. Chalet to the rear with electricity, showeroom and kitchen facilities.

DESCRIPTION:

Brownstown Manor is a modern residential development set in the Village of Brownstown on the edge of The Curragh Plains and only 5 km from Newbridge. There is a bus service and school, shop and pub within a short walk. M7 Motorway access at Junction 12 within 3 km and a commuter rail service from both Newbridge and Kildare providing easy access to Dublin. No. 27 was built in 2017 and is finished to an exceptionally high standard with no expense spared. This A rated home benefits from an air to water heating system and very high specification fixtures and fittings. It comes with a fully insulated chalet to the rear and a covered BBQ area with granite paving. The entire benefits from an almost fully maintenance free exterior. Newbridge has a wealth of amenities on your doorstep with good schools, restaurants, pubs and shopping to include Penneys, Tesco, Dunnes, Newbridge Silverware, D.I.D. Electric, Woodies, Lidl, T.K. Maxx and Whitewater Shopping Centre.

ACCOMMODATION:

Hallway 5.80m x 2.00m

polished porcelain tiled floor, coving, understairs storage.

Toilet fully tiled, w.c., w.h.b.

Sitting Room 5.32m x 3.95m

with coving, insert stove, feature Sandstone fireplace, walnut floor, double doors leading to:

Kitchen/Dining 9.32m x 3.40m

with porcelain tiled floor, built in ground and eye level presses, island, coving, integrated dishwasher, Zanussi electric oven, Zanussi hob, extractor, double doors leading to covered granite paved BBQ area

Utility Room Polished porcelain tiled floor, built in ground and eye level units, side door

Bedroom 4 3.75m x 3.00m
with walnut floor and built in wardrobe

UPSTAIRS:

Bedroom 1 4.60m x 3.10m
with built in wardrobe

En-suite fully tiled with w.c., w.h.b. and shower

Bathroom fully tiled, w.c., w.h.b., bath with shower attachment

Hotpress shelved with immersion

Bedroom 2 3.95m x 3.73m
with built in wardrobe

Bedroom 3 5.07m x 3.55m
with built in wardrobe and built in drawers

OUTSIDE:

Approached by a two car cobble loc drive to front. Side access to rear garden with paved patio, garden in lawn, covered BBQ area and Chalet (with steel roof, fully insulated floor and walls, double glazed windows, laminate floor, bathroom with electric shower and kitchen facilities)

SERVICES:

Mains water, drainage, refuse collection, air to water heating, alarm, broadband.

INCLUSIONS:

Carpets, blinds, light fittings, oven, hob, extractor and integrated appliances

BER: A3

BER NO: 109981191

SOLICITOR: CONTACT:

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VIEWING STRICTLY BY APPOINTMENT





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