



**SUPERB DETACHED 4 BEDROOM BUNGALOW ON C. 1/2 ACRE**

**BRIDGE HOUSE, NEWTOWN, KILDARE R51 KV27**

**Guide Price: €350,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

BRIDGE HOUSE, NEWTOWN,  
KILDARE R514 KV27

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### FEATURES:

- Wonderful c. ½ Acre site.
- Electric Gates.
- Oil fired central/solid fuel central heating.
- PVC double glazed windows.
- Large west facing patio area.
- c.1,900 sq. ft. of accommodation.
- 2 ensuite bedrooms.
- folding attic stairs, partly floored with light.
- Selection of outbuildings.

### DESCRIPTION:

Bridge House is a fine detached family home situated in an excellent location on 1 ½ miles from the M7 Motorway access at Junction 13 and Kildare Retail Outlet Village. Approached through electric gates to a tarmacadam drive with gardens in lawn with trees, hedges, paved patio area and selection of outbuildings. The house is presented in excellent condition throughout extending to c.1,900 sq. ft. of spacious light filled accommodation with PVC double glazed windows, dual oil fired/solid fuel central heating, stove and 2 ensuite bedrooms. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway at Junction 13, bus route from Kildare Village and train service from Kildare Town. Kildare Town offers schools, church, pubs, restaurants and shopping to include Tesco, Aldi, Lidl and Kildare Village offering designed shopping at discounted prices. Local amenities include rugby, horse riding, golf, fishing, canoeing, hockey, soccer and racing in the Curragh, Naas and Punchestown.

### ACCOMMODATION:

Hall: 3.67m x 1.32m with oak floor.

Sittingroom: 5.28m x 4.24m into bay windows with coving and solid fuel stove.

Diningroom: 4m x 3.7m with maple floor and coving.

Familyroom: 3.94m x 3.81m with coving, maple floor and fitted presses, shelving, brick surround fireplace (back boiler) and double doors leadings to

Kitchen/Breakfastroom: 6.45m x 3.22m with tiled and maple floor, coving, recessed lights, velux window, cream built-in ground and eye-level presses, s.s. sink unit, plumbed, tiled surround and extractor unit.

Utility: 4m x 3.07m including toilet with tiled floor, plumbed, fitted presses, coving, s.s. sink unit, French doors to paved patio area at rear and toilet (w.c., w.h.b., tiled floor and surround.

Bedroom 1: 3.5m x 3.18m with coving and laminate floor.

Bathroom: w.c., w.h.b., bath with shower attachment, fully tiled floor and walls.

Bedroom 2: 3.5m x 3.36m with coving, laminate floor and sliding mirrored wardrobes.

Bedroom 3: 5.64m x 3.24m with oak floor and coving.

Ensuite: w.c., w.h.b., double electric shower, tiled floor and surround.

Bedroom 4: 4.74m x 3.6m including ensuite with oak floor and coving.

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

Hotpress: Shelved with immersion.

Staire folding attic stairs, partly floored with light.

### OUTSIDE:

Approached by a recessed entrance through electric gates to a tarmacadam drive with gardens set out mainly in lawn with trees and hedges. To the rear is a paved patio area with partial brick wall surround. Metal shed (16 ft. x 12 ft.), fuel store and pump house/store – all stores with electricity.

### SERVICES:

Septic tank drainage, well water, alarm, dual oil fired/solid fuel central heating, ESB, phone and broadband.

### SOLICITOR:

### INCLUSIONS:

BER: C2

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VIEWING STRICTLY BY APPOINTMENT  
WITH SOLE SELLING AGENT





# FLOOR PLAN



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