



BER C2

**EXCEPTIONAL DETACHED 4 BEDROOM RESIDENCE ON
C.0.9 ACRE**

**HALVERSTOWN GATE, HALVERSTOWN, NAAS,
CO. KILDARE.**

GUIDE PRICE: €575,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

HALVERSTOWNGATE, HALVERSTOWN,
NAAS, CO. KILDARE.

FEATURES:

- Granite entrance with electric gates.
- Excellent location close to Naas.
- Easy access to Motorway, Train and Bus.
- Granite front façade.
- Oil fired central heating.
- PVC double glazed windows.
- C.0.9 Acre site.
- PVC fascias/soffits.
- Detached garage with loft storage.
- Landscaped gardens with wooden deck and paved patio area.
- Excellent shopping within a short drive.
- Good restaurants and pubs on your doorstep.
- Superb recreational amenities in the area.

DESCRIPTION

Jordan Auctioneers are delighted to offer Halverstown Gate, a fine detached family home built in 2000 with spacious family accommodation presented in excellent condition throughout with PVC double glazed windows, oil heating, granite façade, detached garage, built-in bar and shaker style kitchen with polished granite worktops. Approached through a recessed granite entrance with electric gates to a sweeping gravel drive, gardens are laid out mainly in lawn with wooden deck, detached garage, flower beds, paved patio area all enclosed by trees and hedges. Situated in an excellent sought after location close to Naas (c.1.8 miles from Main Street), Caragh (c.1.4 miles), Newbridge (c.5 miles) and ½ mile from Millennium Business Campus. Good transportation links are available closeby with the bus service in Naas, commuter rail service from Sallins direct to City Centre and M7 Motorway access at Junction 9 or 10.

AMENITIES:

Some local sporting activities include leisure centres, GAA, rugby, hockey, tennis, golf, horse riding, soccer, horse racing, swimming, fishing, canoeing etc. Naas offers a wealth of amenities on your doorstep with superb restaurants, pubs and shopping to include Tesco's, Argos, Boots, Heatons, Woodies, Powercity, Aldi, Lidl, B & Q, Currys, Harvey Norman to name a few with Whitewater Shopping Centre in Newbridge and Kildare Retail Outlet Village only a short drive.

ACCOMMODATION:

Entrance hall: 4m x 3.87m with tiled floor, gallery landing and recessed lights.

Sittingroom: 5.3m x 3.62m with oak floor, granite fireplace, stove, coving, bay windows and double doors to diningroom.

Livingroom/Bar: 4.65m x 3.63m with tiled floor, built-in ground and eye level shaker style kitchen, island unit, granite worktops and splashback, ceramic sink, integrated Electrolux fridge/freezer, Belling stove, extractor unit, integrated Bosch dishwasher, coving and French doors to rear garden.

Utility: Plumbed, tiled floor, s.s. sink unit, fitted presses and tiled surround.

Back Hall: with tiled floor and coving.

Toilet: With w.c., w.h.b., coving and tiled floor.

Upstairs:

Bedroom 1: 4.36m x 3.9m With wooden floor and recessed lights. Walk-in wardrobe and dressing area.

Bedroom 2: 3.6m x 3.16m with wooden floor.

Bedroom 3: 3.7m x 3.2m with wooden floor.

Bedroom 4: 3.7m x 3.17m with wooden floor.

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

OUTSIDE:

Approached by a recessed granite entrance through electric gates to a gravel sweeping drive, with gardens laid out mainly in lawn, wooden deck, paved patio area, flower beds all enclosed by trees and hedges. Detached garage (c.5.14m x 4.43m) with up and over door, loft storage and shelving. Boiler house (c.4.4m x 1.36m) and outside tap.

SERVICES:

Well water, septic tank drainage, electricity, Alarm and oil fired central heating

INCLUSIONS:

Curtains, blinds, light fittings, Belling oven, Integrated fridge/freezer and integrated dishwasher.

BER: C2 - 103766465

SOLICITOR: TBC





CONTACT:

Liam Hargaden

M: 086-2569750 T: 045-433550

E: liam@jordancs.ie

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



Edward Street, Newbridge, Co. Kildare.

T: 045-433550

www.jordancs.ie

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