



**SUPERB SEMI DETACHED 4 BEDROOM
RESIDENCE**



**11 The Elms, Ballymany, Newbridge,
Co. Kildare, W12 YA47**



PSRA Reg No. 001536

Guide Price: € 280,000

FOR SALE BY PRIVATE TREATY

11 The Elms, Newbridge, Co. Kildare, W12 YA47

FEATURES:

- * Gas fired central heating.
- * PVC double glazed windows.
- * Low maintenance brick/dashed exterior.
- * PVC fascia/soffits.
- * Built in wardrobes in 4 bedrooms.
- * High gloss fitted kitchen.
- * Covered wooden deck.
- * Cobble loc drive to front.
- * c. 131 sq.m. (c. 1,410 sq.ft.) of accommodation.

DESCRIPTION:

The Elms is a residential development of semi detached and detached homes. Built in 1999 with a low maintenance brick/dashed exterior, PVC double glazed windows, gas fired central heating, wooden deck, high gloss fitted kitchen, built in wardrobes in 4 bedrooms, PVC facias/soffits and cobble loc drive.

The house contains c. 131 sq.m. (c. 1,410 sq.ft.) of generous well presented accommodation which must be viewed to be appreciated.

Situated in a cul de sac adjacent to a green area and only 150 metres from a primary school and church. The town centre is only a short walk with all the amenities on your doorstep; Whitewater Shopping Centre, Tesco, Penneys, Dunnes Stores, TK Maxx, restaurants, pubs, bank, post office to name a few. Commuters have the benefit of a good road and rail network with bus route from Main Road, train service direct to City Centre and M7 motorway access at Junction 12.

ACCOMMODATION:

Entrance Hall 4.90m x 1.80m
Tiled floor, understairs storage and coving.

Toilet
w.c., w.h.b., fully tiled floor and walls.

Sitting Room 3.60m x 4.90m
With a gas fire and coving.

Family Room 4.56m x 2.30m
With laminate floor and coving.

Dining Room 3.75m x 2.70m
With laminate floor and coving.

Kitchen/Dining 5.30m x 3.75m

High gloss fitted kitchen, patio doors to wooden deck, tiled floor, sink unit, plumbed, tiled surround, Belling electric double oven, Belling ceramic hob, extractor unit and integrated fridge.

Utility Room

High gloss fitted presses, plumbed, gas burner, tiled floor and surround.

Bedroom 1 4.16m x 3.00m

With wooden floor and double built in wardrobes.

En-suite
w.c., w.h.b. and shower.

Bedroom 2 3.23m x 2.50m

With built in wardrobes.

Bedroom 3 2.83m x 2.65m

With built in wardrobes.

Bedroom 4 2.68m x 2.35m

With built in wardrobes, shelving and built in study desk.

Bathroom
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

Hotpress
Shelved with immersion.

OUTSIDE:

Approached by a cobble loc drive to front, side access with gate, outside tap, covered wooden deck, patio area and large metal shed (available at separate valuation).

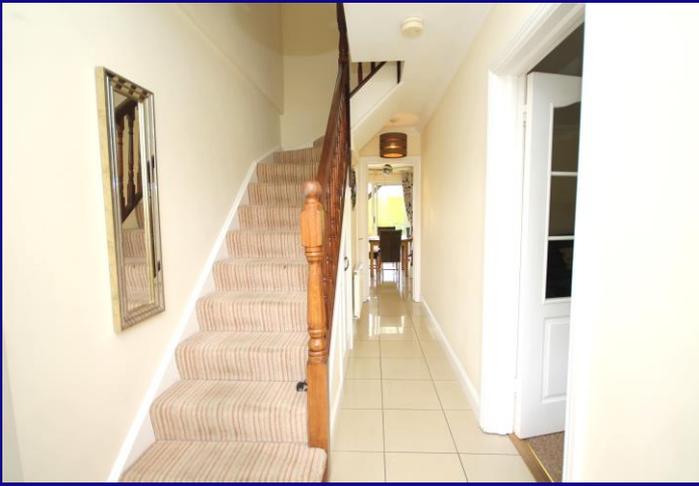
SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor and integrated fridge.

BER: C3
BER NO: 113102719





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