



## **SUPERB DETACHED 4 BEDROOM RESIDENCE**

**57 Whitethorn, Athgarvan, Newbridge, Co. Kildare, W12 N041**

**GUIDE PRICE: €450,000**



**PSRA Reg. No. 001536**

## 57 Whitethorn, Athgarvan, Newbridge, Co. Kildare, W12 N041

### FEATURES:

- \* Gas fired central heating
- \* PVC double glazed windows
- \* Solar panels
- \* Cream fitted kitchen with integrated appliances and granite worktops
- \* Marble fireplace with insert stove
- \* Low maintenance sandstone and monocouche finished exterior
- \* Sought-after village environment
- \* Newbridge (3km), Kilcullen (3½km)
- \* Good road and rail infrastructure closeby

### DESCRIPTION:

Whitethorn is a modern residential development of mainly semi-detached and detached homes situated in the sought-after village environment of Athgarvan c. 3km from Newbridge and 3½km from Kilcullen. The village has the benefit of a convenience store, pub/restaurant, primary school and only 1½km from the Curragh Plains which offers c. 4,500 acres of open parkland ideal for running, walking or cycling.

Built by Garyarion Homes the property contains c. 132.3 sq.m. (c. 1,423 sq.ft.) of light-filled accommodation presented in showhouse condition which must be viewed to be appreciated!

Features include sandstone and monocouche finished exterior, PVC double glazed windows, solar panels, air to water heat pump system, marble fireplace with insert stove, cream fitted kitchen with granite worktops, cobble loc drive and energy efficient "B" rated home.

Local sporting activities include GAA, rugby, soccer, athletics, hockey, swimming, fishing, canoeing, golf, horse riding and horse racing in the Curragh, Naas and Punchestown.

Newbridge is only a 5 minute drive which offers an excellent array of educational, recreational and shopping facilities including such retailers as Penneys, TK Maxx, Aldi, Lidl, Dunnes Stores, Tesco, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 12 Ballymany (4km), bus service and train service available from Newbridge providing direct access to the City either Heuston Station or Grand Canal Dock.

### ACCOMMODATION:

Entrance Hall : 5.55m x 2.00m  
With coving, tiled floor, recessed lights, understairs storage and built-in office desk with shelving over.

Sitting Room : 4.85m x 3.50m  
With laminate floor, coving, recessed lights, marble fireplace with insert stove and sliding pocket doors leading to;

Kitchen/Dining Room : 8.67m x 3.85m  
With tiled floor, recessed lights, cream built-in ground and eye level presses, s.s. sink unit, granite worktops and splashback, Electrolux integrated dishwasher, island unit, integrated fridge freezer, ceramic hob, Electrolux double oven, extractor unit and french doors leading to rear garden.

Utility Room :  
Tiled floor, gas burner, plumbed and fitted presses.

Bedroom 4 : 3.10m x 3.00m  
With oak floor, recessed lights and coving.

Guest WC :  
w.c., w.h.b., recessed lights, tiled floor and surround.

### UPSTAIRS

Bedroom 1 : 6.00m x 3.50m  
(including ensuite) with range of built-in wardrobes.

En-suite :  
Heated towel rail, electric shower, w.c., w.h.b., tiled floor and surround.

Hotpress :

Bedroom 2 : 3.16m x 3.00m  
With oak floor and built-in wardrobes.

Bedroom 3 : 3.00m x 2.10m  
With oak floor and built-in wardrobes.

Bathroom :  
w.c., w.h.b., heated towel rail, electric shower, bath, tiled floor and surround.

### OUTSIDE:

Cobble loc drive to front for 2 cars, side entrance with gate leading to rear garden with tiled patio area, outside tap, outside socket, raised patio area with pergola and heater.

### SERVICES:

Mains water, mains drainage, broadband, alarm, solar panels, gas heating, refuse collection.

### INCLUSIONS:

TBC

### SOLICITOR:

Murchan and Co., 68 Leeson Street Lower, Dublin 2

**BER: B2 BER NO: 104752282**

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