



**SUPERB DETACHED 4 BEDROOM DORMER BUNGALOW
ON C. 1/3 ACRE**

Rehoboth, Green Avenue, Newlands, Naas, Co. Kildare, W91 EKF4

GUIDE PRICE: € 495,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Rehoboth, Green Avenue, Newlands,
Naas, Co. Kildare, W91 EKF4**

DESCRIPTION:

"Rehoboth" is a fine detached 4 bedroom residence on c. 1/3 acre, situated on the Green Avenue in Newlands a much sought after area only 3 miles from Naas. The village of Two Mile House is c. 1 1/2 miles with primary school, church and Brown Bear Pub/Restaurant.

Approached by a gravel drive the property was constructed in 2005 containing c. 163 sq.m. (c. 1,754 sq.ft.) of accommodation presented in excellent condition throughout with oil fired central heating, PVC woodgrain, double glazed windows, solid fuel stove, PVC facias/soffits, 4 bedrooms and 3 bathrooms. This is an ideal family home in a nice quiet rural setting c. 1/2 mile off the R448 Naas to Kilcullen Road, 3 miles Naas, 4 miles Kilcullen, 6 miles Newbridge and 4 1/2 miles to M7 Motorway.

The area is well serviced by many sporting activities including GAA, rugby, tennis, swimming, athletics, basketball, hockey, canoeing, golf, soccer and racing in Naas, Punchestown and the Curragh. Commuters have the benefit of the M7 Motorway 4 1/2 miles, bus route from Naas and Train Service from Sallins or Newbridge stations direct to the city centre.

ACCOMMODATION:

Entrance Hall 4.26m x 2.12m (13.98ft x 6.96ft)
With tiled floor.

Sitting/Dining 8.00m x 5.25m (26.25ft x 17.22ft)
Semi sold oak floor, wood panelled ceiling, wall lights, dual aspect stove and double doors leading to:

Conservatory 2.60m x 2.20m (8.53ft x 7.22ft)
With french doors.

Kitchen 4.33m x 3.60m (14.21ft x 11.81ft)
With walk in pantry, dual aspect stove, electric Hotpoint oven, electric Hotpoint hob, extractor, s.s. sink unit, recessed lights, plumbed, island, painted wood panelled ceiling, tiled floor and surround.

Utility Room 2.47m x 2.20m (8.10ft x 7.22ft)
With s.s. sink unit, plumbed, fitted presses and tiled floor.

Bathroom 2.46m x 2.46m (8.07ft x 8.07ft)
With corner jacuzzi bath with shower attachment, w.c., w.h.b., wet room, electric shower, mostly tiled floor and walls.

Bedroom 3 4.30m x 3.10m (14.11ft x 10.17ft)

UPSTAIRS

Bedroom 1 5.20m x 5.10m (17.06ft x 16.73ft)
With eaves storage, oak floor and walk in closet.

En-suite
Shower, w.c., w.h.b., fully tiled floor and walls.

Bedroom 2 4.40m x 4.11m (14.44ft x 13.48ft)
With range of built in wardrobes, eaves storage space and oak floor.

En-Suite 2
w.c., w.h.b., shower, fully tiled, floor and walls.

Bedroom 4 3.40m x 1.70m (11.15ft x 5.58ft)
With oak floor.

OUTSIDE:

Approached by a gravel drive with garden to rear in lawn. Situated in a mature setting with hedges and trees surround. There is a paved patio area, outside tap, wooden shed, outside socket, fuel store and metal shed.

SERVICES:

Mains water, septic tank drainage, oil fired central heating.

SOLICITOR:

Boyle Seamus & Co., Market Square, Kildare, Co. Kildare

INCLUSIONS:

Oven, hob, extractor, carpets, blinds and light fittings.

BER: C1

BER NO: TBC

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FEATURES:

- * C. 1,754 sq.ft. of accommodation
- * Oil fired central heating
- * Woodgrain PVC double glazed windows
- * 4 bedrooms and 3 bathrooms
- * Excellent sought after location
- * 3 miles from Naas
- * Excellent condition throughout







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