



**1 OLD ABBEY MANOR, NEWBRIDGE, CO. KILDARE W12 D799**

**SUPERB DETACHED C.1,788 SQ. FT. (C.166.17 SQ. M.) RESIDENCE**

**GUIDE PRICE: €335,000**



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

**1 Old Abbey Manor, Newbridge, Co.  
Kildare, W12 D799**

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### DESCRIPTION:

Old Abbey Manor is a modern residential development of 35 detached houses situated in a nice quiet rural setting in the townland of Great Connell c. 1½ miles from Town. Set in a quiet cul de sac of 5 houses on an elevated site with commanding views of the surrounding Countryside. Approached by a large cobble loc drive with a walled in site overlooking a green area to front.

Built in 2004 containing c.1,788 sq. ft. (c.166.17 sq m) with maintenance free stone/dashed exterior, PVC double glazed windows, 3 bathrooms, built-in wardrobes in 3 bedrooms, attic conversion, PVC fascias/soffits and oil fired central heating. Commuters have the benefit of the M7 Motorway at Junction 10, bus route from Naas Road and train service direct to City Centre. Newbridge has a wealth of amenities on your doorstep with good schools, restaurants, pubs and shopping to include Penneys, Tesco, Dunnes, Newbridge Silverware, D.I.D. Electric, Woodies, Lidl, T.K. Maxx and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

### ACCOMMODATION:

**Entrance Hall** 4.50m x 1.85m  
Oak floor and coving.

**Sitting Room** 5.20m x 5.  
With oak floor, coving, wall lights and marble fireplace.

**Kitchen/Dining** 4.96m x 4.80m  
Tiled floor and surround, patio doors to rear, coving, recessed lights, Bosch integrated dishwasher, s.s. sink unit, Electrolux hob, extractor Zanussi electric oven, Electrolux Fridge/Freezer and Shaker style fitted kitchen units.

**Utility Room** 2.80m x 2.11m  
s.s. sink unit, plumbed, fitted presses, tiled floor and surround.

**Bedroom 1** 3.62m x 3.56m  
Double built-in wardrobes and recessed lights.

**En-Suite 1**  
w.c., w.h.b., electric double shower, fully tiled floor and walls.

**Bedroom 2** 3.68m x 3.60m  
With double built-in wardrobes

**Bedroom 3** 3.88m x 3.35m  
With built-in wardrobes.

**Bathroom** 2.77m x 2.58m  
Jacuzzi corner bath with shower attachment, w.c., w.h.b., tiled floor and surround.

**Hotpress**  
Shelved with immersion.

### UPSTAIRS:

**Shower Room**  
Electric shower, w.c., w.h.b., tiled floor and surround. Large landing.

**Attic Room** 5.26m x 2.96m

### FEATURES:

- Cul de sac of 5 houses.
- Large cobble loc drive.
- Small residential development of 35 houses.
- C.1,788 sq. ft. (c.166.7 sq. m.).
- Security alarm.
- Oil fired central heating.
- Built-in wardrobes in 3 bedrooms.
- Attic conversion.
- PVC double glazed windows.
- PVC fascia/soffits.
- 3 bathrooms.

### AMENITIES:

GAA, golf, soccer, rugby, horse riding, leisure centres, hockey, swimming, basketball, fishing, canoeing and horse racing in The Curragh, Naas and PuncHESTOWN.

### OUTSIDE:

Approached by to a large cobble loc drive to front, the entire site is walled in, side access on both sides of house with gates, barna shed, fuel store outside tap and paved patio area.

### SERVICES:

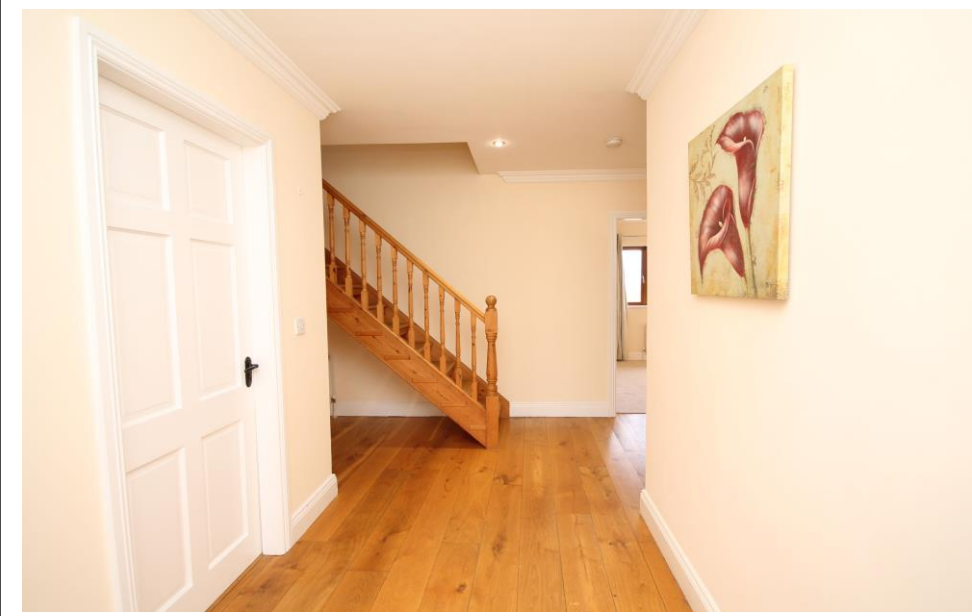
Mains water, mains drainage, oil fired central heating, alarm, refuse collection, security cameras.

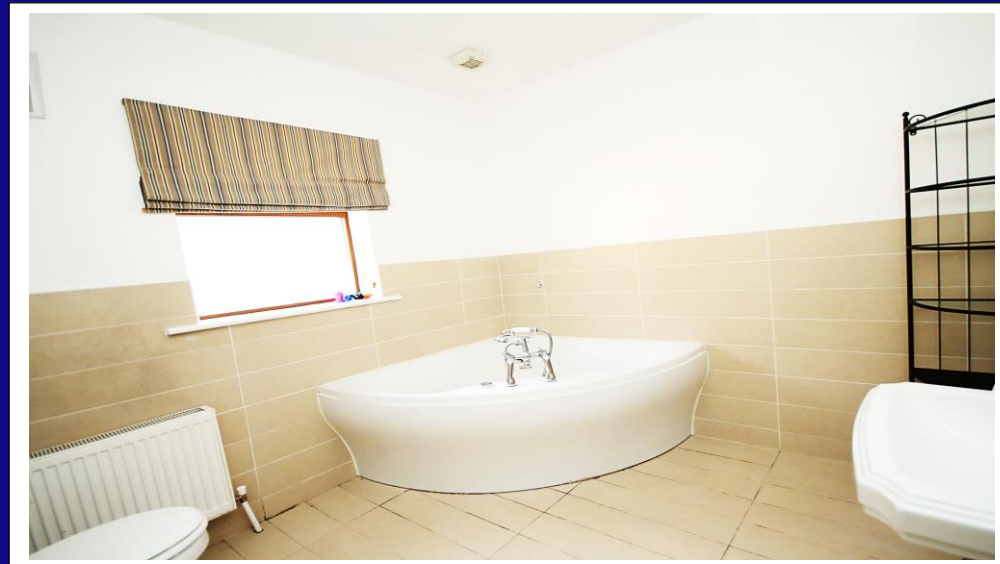
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VIEWING STRICTLY BY APPOINTMENT







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