



SUPERB DETACHED 5 BEDROOM RESIDENCE ON C. ½ ACRE

“WAVERLEY”, NEWTOWN, DONORE, CARAGH, NAAS, CO. KILDARE

Guide Price: €395,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

“WAYVERLY”, NEWTOWN, DONORE,
CARAGH, NAAS, CO. KILDARE

DESCRIPTION

“Waverley”, is a detached dormer bungalow standing on c. ½ Acre approached via a recessed entrance to a tarmacadam drive with gardens laid out mainly in lawn enclosed by trees. This is a nice quiet rural setting but yet easily accessible to the surrounding towns and villages with Caragh 3 ½ miles, Prosperous 3 ½ miles, Newbridge 6 1/2miles and Naas 7 miles. The village of Caragh has the benefit of shops, church, pub, primary school closeby with the towns of Newbridge and Naas offering an excellent array of shopping, recreational and educational facilities. Naas offers such retailers as Tesco's, Boots, Argos, Lidl, Aldi, Smyths, Woodies, Currys, PC World, Harvey Normans, B & Q, Powercity and Newbridge has the benefit of Whitewater Shopping Centre, Penneys, Dunnes, Tesco's, Newbridge Silverware, T.K. Maxx to name a few. Local amenities in the area include GAA, rugby, soccer, tennis, basketball, hockey, swimming, horse riding, golf and fishing.

Built approximately 25 years the house contains c.2,600 sq. ft. (c.241.5 sq. m.) of spacious accommodation with the benefit of dual oil fired central/solid fuel central heating, double glazed windows, porcelain tiled floors downstairs, two solid fuel stoves and paved patio to front with pergola.

ACCOMMODATION

Entrance Hall: 4.94m x 3.1m
Porcelain tiled floor and recessed lights.

Sittingroom: 5.33m x 4.72m
Solid fuel stove, recessed lights and porcelain tiled floor.

Livingroom: 5.25m x 3.67m
Wood surround fireplace with cast iron and tiled inset., solid fuel stove and porcelain tiled floor.

Kitchen: 4.76m x 4.14m
Built in ground and eye-level presses, sink unit, Samsung electric oven, ceramic hob, plumbed, recessed lights and porcelain tiled floor.

Utility: 3.47m x 2.44m
Fitted presses, oil burner, plumbed and porcelain tiled floor.

Cloak closet.

Storage closet.

Bedroom 1: 4.7m x 4.72m
With porcelain tiled floor.

Ensuite:
Shower, w.c., heated towel rail, fully tiled floor and walls.

Bedroom 2: 4.15m x 2.93
With porcelain tiled floors.

Bedroom 3: 3.82m x 3.23m
With porcelain tiled floor.

Bathroom:
w.c., vanity w.h.b., fitted drawers, heated towel rail, corner bath with shower attachment. Separate shower, fully tiled floor and walls.

Linen cupboard.

w.c. and w.h.b.

Upstairs:

Bedroom 4: 3.68m x 3.13m

Bedroom 5: 2.96m x 3.7m.

Attic room 1: 5.65m x 2.86

Attic room 2: 3.7m x 3.32.

Toilet:

FEATURES:

- C.2,600 sq. ft. (c.241.5 sq. m.).
- Mature c. ½ Acre site.
- Double glazed windows.
- Dual oil fired/solid fuel central heating.
- Porcelain tiled floors downstairs.
- Easy access to M7 Motorway and commuter rail service.
- Close to Caragh, Prosperous, Naas and Newbridge.

OUTSIDE:

Approached by a recessed entrance to a tarmacadam drive with proceeds around to the rear of the residence. 2 stores to the rear, outside tap, gardens mainly in lawn enclosed by trees and hedges with flower beds interspersed throughout the garden. Paved patio area to the front of the house with pergola.

INCLUSIONS:

Oven, hob, blinds and carpets.

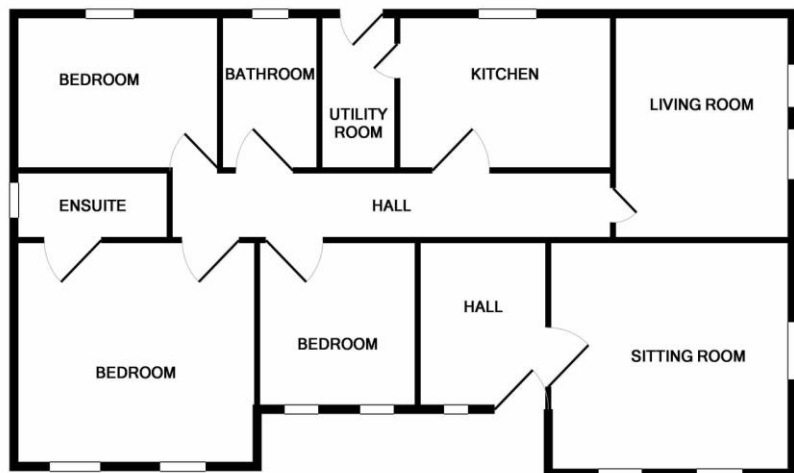
SOLICITOR:

Ferrys Solicitors 345 Ballyfermot Road, Dublin 10.

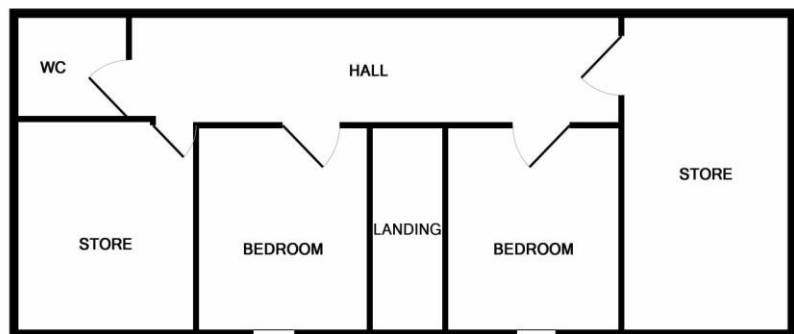
SERVICES:

Septic tank drainage, well water, dual oil fired/solid fuel central heating, electricity.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2600 SQ.FT. (241.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS: From Naas proceed through Caragh Village to the church. Continue straight for 2.3 miles and turn left before the bridge. Continue down this road for 1.2 miles and take the 2nd left turn, the property is 1/4 mile on your left hand side.



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