



MAGNIFICENT EXTENDED DETACHED 4 BEDROOM RESIDENCE

15 Greenmount Park, Green Road,
Co. Kildare, R56 HK13

Guide Price: €395,000

BER

C3

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**15 Greenmount Park, Green Road, Co. Kildare,
R56 HK13**

FEATURES:

- Maintenance free red brick/dashed exterior.
- PVC double glazed windows.
- Gas fired central heating.
- Wonderful kitchen/livingroom extension.
- Overlooking a large green area to front.
- Superb views to the rear.
- Modern high gloss fitted kitchen with integrated appliances.
- Built-in wardrobes in 4 bedrooms.
- Easy access to good road and rail infrastructure.
- Excellent educational, recreational and shopping facilities closeby.

DESCRIPTION:

Greenmount is a modern residential development of semi-detached and detached homes built approximately 20 years. Situated in a much sought after location on the Green Road only 675 metres from the Curragh edge which is an ideal amenity for leisurely walks, running and cycling etc. The property is overlooking a large green area to front and is presented in showhouse condition throughout containing c.165 sq. m. (c.1,776 sq ft.) of generous accommodation with superb light filled kitchen/living extension to rear with superb with superb views to rear. Features include PVC double glazed windows, gas fired central heating, maintenance free brick/dashed exterior PVC fascias/soffits, wonderful kitchen/living extension, modern high gloss fitted kitchen with integrated appliances, built-in wardrobes in all bedrooms and tremendous views from rear.

AMENITIES:

The property has easy access to superb shopping, recreational and educational facilities with Education Together and Gael Scoil just down the road.

ACCOMMODATION:

Hallway 4.60m x 1.18m
With coving, tiled floor and understairs closet.

Sitting Room 5.00m x 3.55m
With wood surround fireplace with cast-iron inset and coving.

Living Room 3.92m x 3.50m
With two sets of sliding patio doors to rear garden, recessed lights and tiled floor.

WC

With w.c., w.h.b. and tiled floor.

Family Room 4.44m x 206.00m
With built-in presses and wooden floor.

Kitchen/Dining 5.70m x 5.48m
With recessed lights, high gloss fitted kitchen, tiled floor, island unit with Neff 5 ring gas hob, Neff electric double oven, s.s. sink unit, tiled surround, extractor unit and coving.

Utility Room 5.40m x 1.90m
With built-in ground and eye level presses, s.s. sink unit, plumbed, gas burner, tiled floor and surround.

Bedroom 1 4.16m x 3.77m
With built-in wardrobes, wooden floor and coving.

En-Suite 1
w.c., w.h.b., press heated towel rail, shower and fully tiled floor and walls.

Bedroom 2 3.60m x 3.00m
With built-in wardrobes, wooden floor, coving and study desk.

Bedroom 3 3.43m x 2.60m
With sliding mirrored wardrobes, wooden floor and coving.

Bedroom 4 2.95m x 2.75m
With built-in wardrobes, wooden floor and coving.

Shower Room
Vanity w.h.b., w.c., press, heated towel rail, electric shower, fully tiled floor and walls.

Attic Space
Attic access via folding stairs, partly floored with light.

Airing Cupboard (Hotpress) Shelved with immersion.

OUTSIDE:

Gardens to front and rear in lawn, side access on both sides of house with gates, wooden deck, outside tap and metal garden shed.

SERVICES:

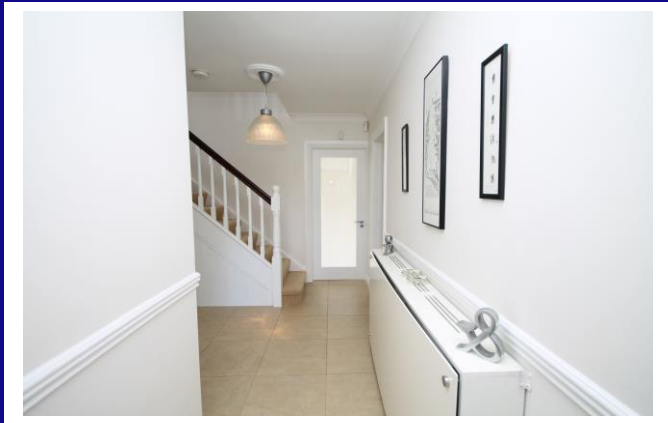
Mains water, mains drainage, gas fired central heating and refuse collection.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor and metal garden shed.

BER: C3 BER NO: 112564349

SOLICITOR: TBC





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