



**SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE IN SHOWHOUSE CONDITION
THROUGHOUT**

BER C3

73 The Meadows, Cornelscourt, Newbridge, Co. Kildare, W12 P086

GUIDE PRICE: € 275,000



PSRA Reg. No. 001536

**73 The Meadows, Cornelscourt, Newbridge,
Co. Kildare, W12 P086**

FEATURES:

- * Showhouse condition throughout
- * Monocouche finish
- * PVC fascia/soffits
- * PVC double glazed windows
- * Quartz countertops
- * Herringbone floors
- * Folding attic stairs to partly floored attic space
- * PVC double glazed windows
- * Granite sills
- * Gas fired central heating
- * Cobble-loc drive to the side of the house
- * Side access with gate
- * Large west-facing rear garden landscaped with flower beds

DESCRIPTION:

No. 73 is a modern 3 bedroom semi-detached residence presented in showhouse condition throughout. Features include Quartz countertops, Herringbone floors, folding attic stairs to very large attic space, PVC double glazed windows, granite sills and gas fired central heating. There is a cobble-loc drive to the side of the house and a large west-facing rear garden.

The Meadows is a modern development of semi-detached and detached homes situated within just a short walk of Newbridge Train Station and all other local amenities including schools, churches, post office, banks, pubs, restaurants and superb shopping to include Tesco, Dunnes Stores, Lidl, Aldi, TK Maxx, Penneys 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 Train Station providing direct access to either Heuston Station or Grand Canal Dock. There is a bus service available from the Main Street and M7 Motorway access is available at Junction 10 or 12.

ACCOMMODATION:

Hallway: 4.93m x 2.01m
Herringbone floor, understairs, coving.

Sitting Room: 3.34m x 4.93m
Herringbone floor, fire with cast iron insert, marble hearth, coving and double doors.

Guest WC:
w.c., w.h.b., fully tiled.

Kitchen/Dining: 5.47m x 2.98m
French doors, tiled floor, sink, Beko electric oven, induction hob, extractor, quartz worktop and splashback, Hotpoint integrated dishwasher, Beko integrated washing machine, Beko integrated fridge/freezer.

Bedroom 3: 2.73m x 2.51m
Built-in wardrobes.

Bedroom 2: 2.64m x 3.62m
Built-in wardrobes.

Hotpress:
Shelved with immersion.

Bedroom 1: 3.31m x 3.20m

En-Suite:
w.c., w.h.b., electric shower, fully tiled.

Bathroom:
w.c., w.h.b., bath attachment, fully tiled and shower.

OUTSIDE:

Cobble-loc drive to the side of the house and large west facing rear garden.

SERVICES:

Mains water, mains drainage, gas fired central heating.

INCLUSIONS:

All new kitchen appliances including Beko electric oven, induction hob, extractor, Beko integrated washing machine, Hotpoint integrated dishwasher and Beko integrated fridge/freezer.

SOLICITOR:

Mary Bennett & Co. Sols, Kildare Town, Co. Kildare
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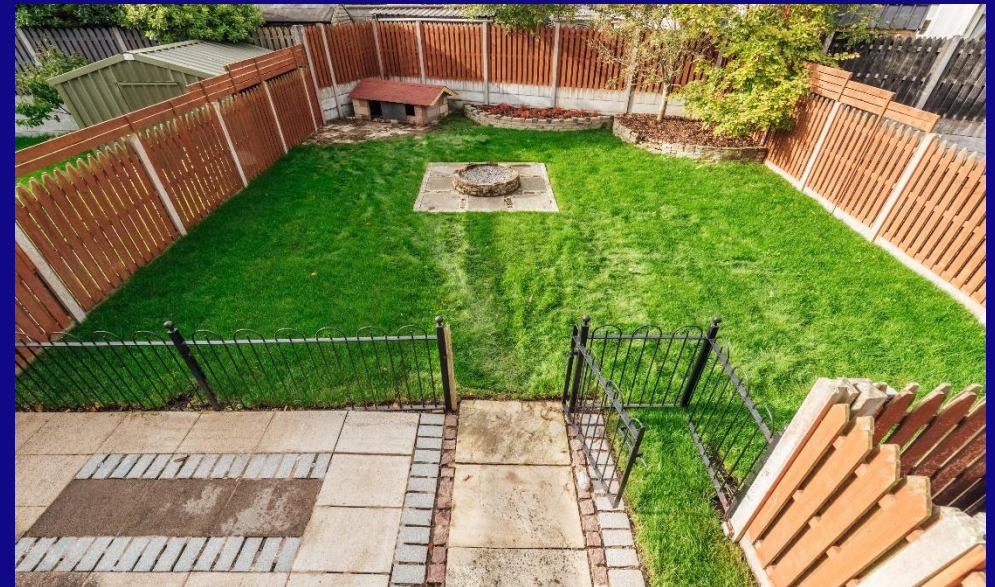
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