



*69 Wellesley Manor, Newbridge, Co. Kildare, W12 DP94.*

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Newbridge,  
Co. Kildare,  
W12 DP94.***

***A stunning 4 bedroomed  
detached home in the much-  
coveted Wellesley Manor  
development in Newbridge!***

***Asking Price €625,000***

***For Sale by Private Treaty***

***Selling agents  
Sherry FitzGerald O'Reilly  
Phone 045 866466  
[info@sfor.ie](mailto:info@sfor.ie)***

***BER B3  
BER No. 118755636***



Sherry FitzGerald O'Reilly proudly presents 69 Wellesley, a stunning 4 bedroomed detached home in the much-coveted Wellesley Manor development in Newbridge. This exceptional home boasts well-appointed accommodation throughout, offering generously proportioned living spaces and many versatile reception rooms, making this property an ideal fit for the growing family.

Wellesley Manor is close to the many amenities this thriving town has to offer. Nearby are Whitewater shopping centre, retail parks, and many bars, cafes and restaurants. For leisure there is Liffey linear park, two GAA clubs, theatre, cinema and many sports clubs and activities. From this home it is just a 3-minute drive to the local primary school and church. For the commuter, there is easy access to the M7/N7 motorway, bus services are close by, and the Newbridge train station is just 8 minutes' drive with trains to Heuston station and the Docklands.

Accommodation in this delightful property briefly comprises hallway, sitting room, living room, kitchen, dining room, conservatory, utility, pantry, boot room and guest wc. Upstairs there are four generous bedrooms (three en-suite) and a family bathroom. Outside – office, bar, and two sheds.

### **Entrance Hall 6.68m x 12m**

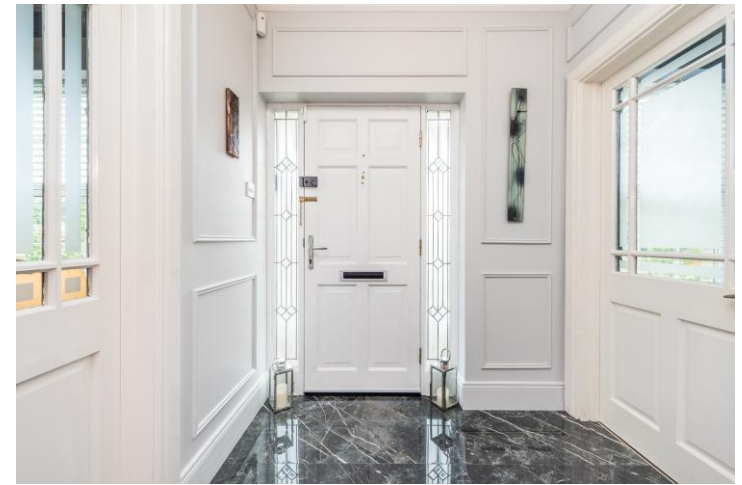
The welcoming hallway is floored in a porcelain tile, with attractive paneling to the walls.

### **Sitting Room 5.25m x 3.57m**

The sitting room is a large, elegant room with front aspect. The focal point is a marble fireplace, which houses a Boru solid fuel stove with back boiler. The back wall is fitted with a bespoke entertainment unit, complete with display cabinetry.

### **Living Room 4.83m x 2.92m**

This is a versatile room which could be used as a fifth bedroom, playroom, or home gym. It has views of the front garden, and the floor is laid in a high gloss laminate. Intricate paneling decorates the walls with a coordinating radiator cover and window frames.





**Dining Room** 3.76m x 3.36m (12'4" x 11'): The dining room is floored in an attractive oak laminate and boasts a chandelier overhead. It is open to the conservatory.

**Conservatory** 3.36m x 3.31m (11' x 10'10"): A light filled comfortable space, the conservatory has a tile floor and door to patio.

**Kitchen** 5.46m x 4.16m (17'11" x 13'8"): The bright kitchen features a large selection of modern Shaker style cabinets finished in a sophisticated dark tone, contrasting with the white quartz countertops. The cabinets include a pull-out larder press and a custom wine rack. To centre is a generous island, offering both seating and additional storage. The appliances include a 5-ring gas hob paired with a contemporary glass extractor hood, integrated fridge, dishwasher, and bins, plus a double oven, built-in microwave and dedicated wine fridge. The floor is finished with practical large format tiles.

**Guest WC** 1.55m x 1.47m (5'1" x 4'10"): The guest wc offers a burst of colour with its vibrant wallpaper paired with painted wainscoting. It is fitted with a wc and a wash basin inset in a vanity unit.

**Utility Room** 4.2m x 1.56m (13'9" x 5'1"): Part of a lean-to extension, the utility includes the washing machine and dryer and the back door. It is fitted with a range of storage cabinets, worktop and tile splashback.

**Pantry Room** 2.0m x 1.56m (6'7" x 5'1"): Including lots of storage cabinets with countertop.

**Bootroom** 1.56m x 0.98m (5'1" x 3'3"): With laminate floor and door to front drive.







## Upstairs

**Landing** 6.92m x 1.97m (22'8" x 6'6"): The landing includes a large hotpress and Stira access to the attic. With carpet floor.

**Bedroom 1** 4m x 3.67m (13'1" x 12'): This is a generous double bedroom, with two windows to front. It is fitted with a selection of wardrobes and drawers. Underfoot is an oak laminate floor.

**En-Suite** 2.8m x 1.3m (9'2" x 4'3"): The contemporary ensuite comprises a walk-in shower unit with rainfall head and riser, wc, and a large vanity with marble countertop and two black vessel sinks.

**Bedroom 2** 3m x 3m (9'10" x 9'10"): Bedroom 2 is a spacious, sunny double room with front aspect and a feature wallpaper wall. It is floored in an oak laminate and fitted with wardrobes.

**En-Suite** 2.97m x 1.31m (9'9" x 4'4"): The en-suite is equipped with a quadrant shower unit with rainfall head, wc, wash basin and heated towel rail. It is fully tiled.

**Bedroom 3** 3m x 3m (9'10" x 9'10"): With views over the back garden, this is a double room with built in wardrobes.

**En-Suite** 2.97m x 1.22m (9'9" x 4'): The ensuite features a quadrant shower unit with rainfall head, wc, wash basin and heated towel rail. It is fully tiled.

**Bedroom 4** 3.66m x 3.33m (12' x 10'11"): Another double room to rear, bedroom 4 includes built in wardrobes, tv point and laminate oak floor.

**Bathroom** 2.46m x 2.13m (8'1" x 7'): The family bathroom is fully tiled to floor and walls and incorporates a wc and washbasin with a bath and overhead shower







### Special Features & Services

- Built in 2001.
- Superb family home.
- Extends to a generous 190m<sup>2</sup> of accommodation.
- uPvc double glazed windows.
- uPvc soffit and fascia.
- Gas fired central heating plus a solid fuel stove with back boiler.
- Fitted alarm system.
- Ring doorbell.
- Parking for 2 cars on cobblelock drive.
- Overlooking communal green area.
- Includes all listed appliances, curtains, blinds and light fittings.
- The exterior has a low maintenance attractive yellow brick and dash finish with granite quoins.
- Separate office, bar and sheds in the garden.
- Walking distance to local schools and church.
- A short drive to the M7/N7 and Newbridge train station with trains to Heuston and the Docklands.



**Outside** To rear is a paved patio stretching across the rear of the home. Beside it is a water feature with fountain.

**Office** 3.8m x 2.23m (12'6" x 7'4"): The office is a bright space with upvc window and Velux overhead. It has a laminate oak floor and a paneled ceiling.

**Bar** 5.74m x 2.95 (18'10" x 2.95): Within this log cabin, a bar and lounge have been created, a lovely entertainment space which opens up to the patio with double doors to front and sliding door to side. It offers a bespoke wooden bar counter with shelving and includes a fridge and tv point. There is a wood paneled ceiling with Velux overhead.

**Shed 1** 5.74m x 3.26m (18'10" x 10'8"): A block built shed on a concrete base with storage cabinets, freezer and pvc door.

**Shed 2** 7.38m x 1.39m (24'3" x 4'7"): This is a lean to shed creating along the side passage. It includes lighting and door to front drive.

**To the Front** The front of the house is very impressive, with its classical front door canopy supported by columns. The garden is low maintenance with roses directly in front of the house, Pieris planted to the sides and shrubs to front. The cobble lock driveway can accommodate three cars off street.





**Directions:** Driving towards Newbridge, pass Pfizer on the left, approach the roundabout and take the first exit. Follow this road for 1.2 m, where you will see Wellsley Manor on the right-hand side. Follow the road, taking the second right turn. Number 69 is the third house on the left, facing the green.

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