



4 BEDROOM RESIDENCE ON C. 1/3 ACRE

Carlee Cottage, Green Road, Newbridge, Co. Kildare, W12 EW72

GUIDE PRICE: € 425,000



PSRA Reg. No. 001536

Carlee Cottage, Green Road, Newbridge, Co. Kildare, W12 EW72

DESCRIPTION:

'Carlee Cottage' is situated in an excellent sought-after location on the Green Road only a short walk from the Town Centre and Curragh plains. The property is a 4 bedroom semi-detached home extending to c. 1,558 sq.ft. (c. 144 sq.m.) of spacious accommodation with dual oil fired / solid fuel central heating, PVC double and triple glazed windows, 2 solid fuel stoves, oak fitted kitchen, oil fired Stanley cooker, PVC fascia/soffits and sunroom extension.

Approached through a recessed entrance to a tarmacadam drive which proceeds to the rear of the house, this fine home stands on c. 1/3 acre with lawns to front and rear, paved patio area with stone walls, 3 barna sheds, flower beds, outside lighting, dog run all enclosed by trees and hedges. Newbridge has a wealth of amenities to offer with excellent schools, pubs, restaurants and superb shopping with Penneys, TK Maxx, Dunes Stores, Tesco, Lidl, Aldi, Woodies, newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

There is an excellent road and rail infrastructure with the M7 Motorway access at Junction 12, bus route from the Green Road and regular train service to the City Centre wither Grand Canal Dock or Heuston Station.

OUTSIDE:

Approached by a recessed entrance to a tarmacadam drive which proceeds to the rear of the house. Paved patio area to rear with stone walls, split level garden at rear with flower beds, trees, lawns, shrubs, 3 x barna sheds, outside lighting, dog run, outside tap, outside socket, all enclosed by trees and hedges offering a private setting.

ACCOMMODATION:

Porch:
Tiled floor and sliding door.

Hallway: 1.90m x 1.88m
Wooden floor and recessed lights.

Sitting Room: 4.48m x 3.76m
Cast iron fireplace with solid fuel stove.

Living Room/Bedroom 4: 5.00m x 3.60m
With wooden floor and recessed lights, double doors leading to;

Sun Room: 5.92m x 3.30m
Solid fuel stove (back boiler), wood paneled ceiling, tiled floor, recessed lights and french doors to patio area.

Shower Room:
w.c. vanity, w.h.b., fitted presses, electric shower, fully tiled floor and walls.

Kitchen: 4.46m x 4.40m
Stanley oil fired cooker, recessed lights, tiled floor, Electrolux oven, induction hob, extractor, s.s. sink unit, Electrolux integrated dishwasher, tiled surround, oak built-in ground and eye level presses.

Utility Room: 3.56m x 1.63m
Tiled floor, recessed lights and plumbed.

Back Hall:
With tiled floor.

Bedroom 1: 4.50m x 2.80m
With double built-in wardrobes.

Bedroom 2: 4.00m x 3.00m

Bedroom 3: 2.83m x 2.42m
With laminate floor and built-in wardrobes and drawers.

Shower Room:
w.c., corner shower, vanity w.h.b., fitted press, heated towel rail, recessed lights, fully tiled floor and walls.

UPSTAIRS

Hotpress:
Shelved with immersion.

Attic Room: 4.70m x 4.34m
Eaves storage space and recessed lights.

Shower Room:
Vanity, w.h.b., fitted press, electric shower, w.c. and fully tiled floor and walls.

FEATURES:

- * PVC double glazed and triple glazed windows.
- * Dual oil fired/solid fuel central heating
- * PVC fascia/soffits
- * Oak fitted kitchen
- * c. 144 sq.m. (c. 1,558 sq.ft.) of accommodation
- * Excellent sought-after location
- * Walking distance of Town Centre
- * Excellent recreational, educational and shopping closeby
- * Bus route, motorway access and train service closeby
- * Large enclosed rear garden
- * 2 solid fuel stoves

SERVICES:

Mains water, mains drainage, refuse collection and dual oil fired/solid fuel central heating.

INCLUSIONS:

Oven, hob, extractor, integrated dishwasher, american fridge freezer, carpets, blinds, curtains and light fittings and 3 barna sheds.

SOLICITOR:

McCormack Sols., McElwain Terrace, Newbridge, Co. Kildare

BER: C3

CONTACT:

Liam Hargaden
M: 086 2569750 T: 045-433550
E: liam@jordancs.ie









**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**



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