



15 Newtown Lawns, Newtown, Co. Kildare.

- Magnificent 6 bed / 5 bath detached dormer bungalow set on c.5 of an acre of mature landscaped private gardens
- Located in an exclusive small residential estate in the quaint Newtown Village
- Newtown Lawns is a short drive from excellent schools and shopping, with primary school adjacent
- Enfield and Kilcock within c.5 mins drive
- Highly efficient family home with B3 rating, offers comfortable flexible accommodation to suit demanding family life
- Potential for commercial Guest House/ Bed and Breakfast with excellent demand from local amenities and outdoor pursuits

Guide Price:
€559,000

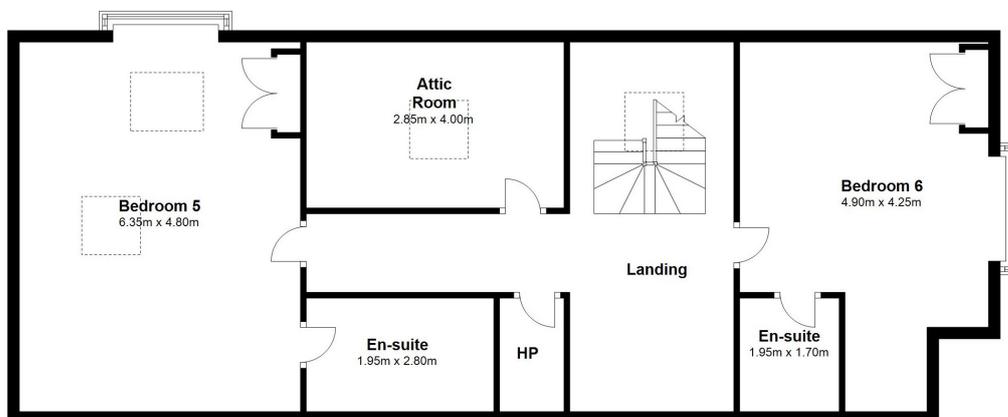
Private Treaty

Floor Plans

Ground Floor



First Floor



Accommodation

Entrance Porch

Hardwood door.

Entrance Hallway

Solid wood floor, coving, recessed lighting, alarm panel, radiator cover, cloakroom, phone point and storage.

Sitting Room

Spacious room filled with natural light from 3 windows overlooking the front garden. Bespoke handmade fireplace of wood and marble, radiator cover, recessed lighting and TV point.

Open Plan Kitchen/ Lounge/Dining Area

TV point, solid fuel stove with feature red brick surround. Bespoke solid wood kitchen units, granite worktops and splashback, integrated Neff oven & hob, dishwasher and microwave. Double oven and stainless steel extractor fan. Solid maple wood floors, tiled splashback, centre island with granite worktop, breakfast bar. Dining area leads to sunroom/patio/deck space.



Accommodation

Utility Room	With floor and wall units, tiled splashback and floors, plumbed for washing machine. Door to rear garden.
Sunroom	With wood floor. double French doors to large decked patio area.
Bedroom 1 Ensuite	Master bedroom – with wood floor, fitted wardrobes and separate walk in wardrobe. Connecting door to: W.C. & W.H.B., bath and shower. Tiled floor and splashback.
Bedroom 2	Wood floor and fitted wardrobes.
Bedroom 3	Wood floor & fitted wardrobes.
Bedroom 4 Ensuite	Wood floor and connecting door to: Tiled floor, W.C. & W.H.B.



Accommodation

Bathroom

Bath, W.C. & W.H.B. shower with sliding door, recessed lights, tiled floor & splashback.

UPSTAIRS

Landing

Large open landing with two Velux windows providing plenty of natural light. Hotpress - shelved/ light fitted.

Bedroom 5

Wood floor, fitted wardrobes.

Ensuite

Tiled floor, Velux windows, recessed lighting, W.C. & W.H.B. and shower.

Attic Room/Office/Study

Large room with wooden floor, TV point & Velux window.

Bedroom 6

Fitted wardrobes, wooden floor, Velux window, recessed lighting and phone point.

Ensuite

Corner shower cubicle with Triton shower, tiled floor & splashback, W.C. & W.H.B.





Additional Information

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- Extends to c.3,750 sq.ft. (348 sq.m.)
- Bathrooms – 3 fitted with power showers and 1 with Triton T90
- Year of construction - 2005
- Detached garage c.430sq.ft. (40sq.m)
- Solid teak windows & doors
- PVC Facia & soffit
- Outside lights and tap
- Tarmac driveway & wrought iron entrance gates
- Residential estate fee €200 per annum

BER

B3

Services

Mains water, Biocycle Wastewater Treatment System (certified), oil fired and solid fuel central heating. EW Water Technology system throughout the house – filters all water to stop lime build-up Broadband – 'Imagine' broadband provided.

Location

Maynooth, Kilcock, Enfield, Leixlip all within a short commute

Easy access to Dublin City Centre on M4 via Junction 8 Kilcock – No Tolls

Local Schools

Close to Newtown Primary & Secondary Schools. Private bus available to Maynooth Post Primary.

Maynooth University approx. 15 mins commute.

Included in the Sale

All kitchen Neff appliances, blinds and light fittings.

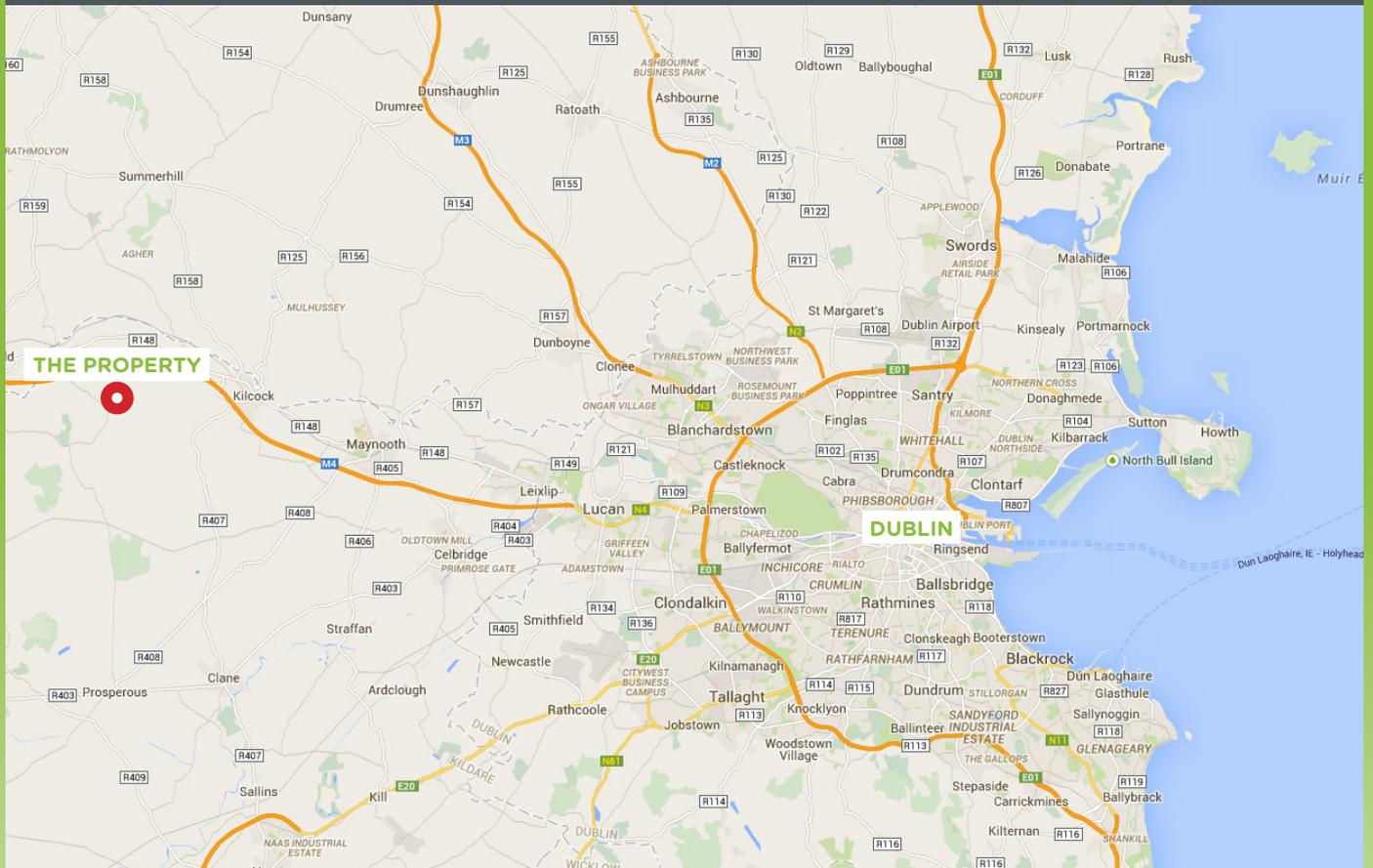
Excluded – American Fridge Freezer, curtains in the living room and kitchen.

Viewing

By prior appointment at any reasonable hour.



Directions



Directions

From Dublin take the M4, to Junction 8, take the turning signposted for Kilcock/Clane. At the top of the slip road take the third exit off the roundabout signposted for Enfield, and continue on the R148 route for approximately 6 kms taking a left turn at Cloncurry Crossroads (3rd left turn after leaving the interchange) following signs for Newtown. Newtown Lawns is on your left hand side as you approach the Village.

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