

# Residential



## 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

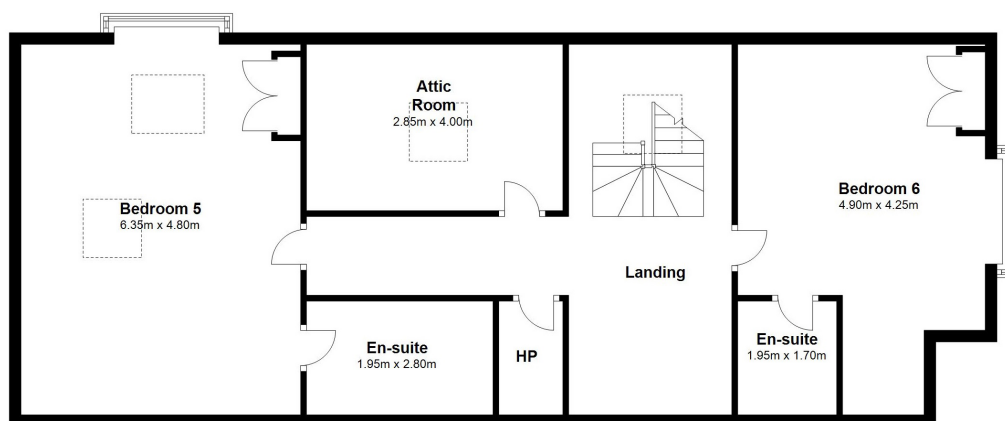
Guide Price:  
**€559,000**

Private Treaty

## Ground Floor



## First Floor





# Accommodation

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## Entrance Porch

Hardwood door.

## Entrance Hallway

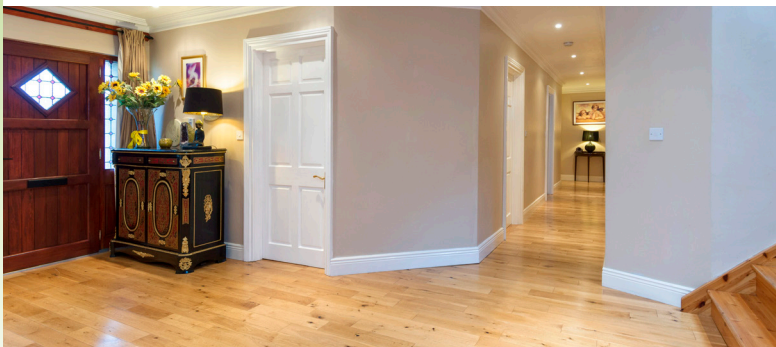
Solid wood floor, coving, recessed lighting, alarm panel, radiator cover, cloakroom, phone point and storage.

## 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.





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## 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

Master bedroom – with wood floor, fitted wardrobes and separate walk in wardrobe. Connecting door to:

## Ensuite

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

Wood floor and connecting door to:

## Ensuite

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

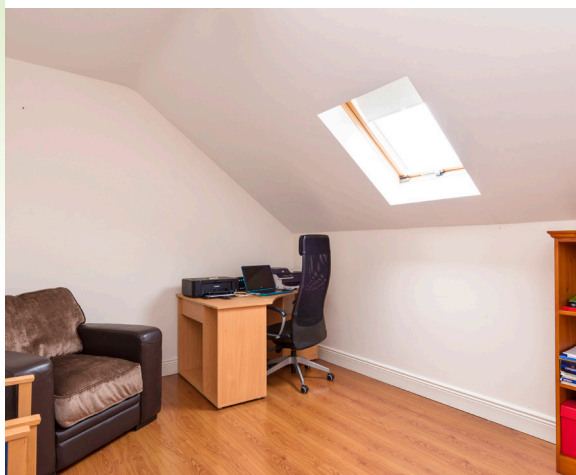
Large room with wooden floor, TV point & Velux window.

### 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

## Additional Information

- 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

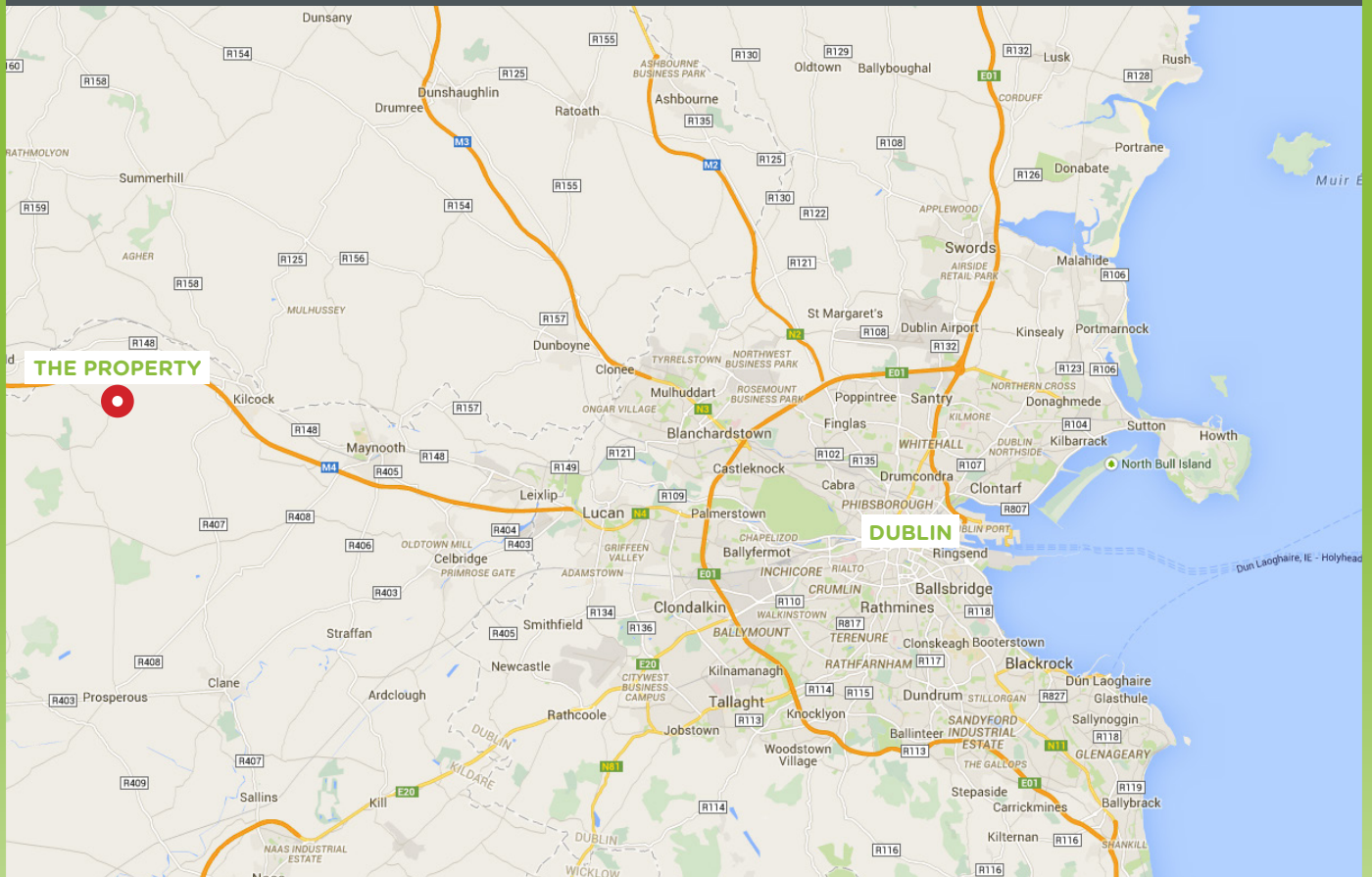
By prior appointment at any reasonable hour.



# Directions

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## 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.

### REA Coonan

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