



**SUPERB 4 BEDROOM SEMI-DETACHED RESIDENCE**

**27 ACORN DOWNS, NEWBRIDGE, CO. KILDARE**

**GUIDE PRICE: €249,500**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

27 ACORN DOWNS, NEWBRIDGE, CO.  
KILDARE

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### FEATURES:

- Dual oil fired/solid fuel central heating.
- Double glazed windows.
- Excellent central location.
- Built-in wardrobe in 3 bedrooms.
- Modern Grey fitted kitchen.
- Paved patio area.
- Attic access with folding attic stairs.

### DESCRIPTION

“Acorn Downs” is a residential development of semi-detached and detached houses situated in a quiet cul-de-sac. The houses were built approximately 25 years and situated in an excellent central location only a short walk from the town centre, shops, schools, pub, restaurants and church, etc. The house contains c.1,224 sq. ft. (c.113.75 sq. m.) with the benefit of dual oil fired/solid fuel central heating, double glazed windows, built-in wardrobes in 3 bedrooms, modern grey fitted kitchen and laminate walnut flooring. The property has car-parking for 2 cars at front along with lawn, side access with gate to walled in rear garden in lawn with paved patio area and flower bed.

### AMENITIES:

GAA, rugby, horse riding, fishing, canoeing, basketball, hockey, soccer, leisure centres, swimming, golf, racing in the Curragh, Naas and Punchestown.

### SHOPPING:

Tesco, Dunnes Stores, T.K. Maxx, Penneys, Newbridge Silverware, Lidl, Supervalu, D.I.D. Electrical, Woodies and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

### SERVICES:

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

### SOLICITOR:

BER: D1 - 103535274

### ACCOMMODATION:

Entrance Hall: 4.75m x 1.11m  
With laminate walnut floor.

Sittingroom: 4.8m x 3.4m  
Fireplace with back boiler, coving and laminate walnut floor.

Open plan to:

Diningroom: 3.18m x 3.16m  
Coving and patio doors to rear garden.

Kitchen: 3.75m x 3.18m  
s.s. sink unit, plumbed, modern grey fitted kitchen, extractor, soft close presses, tiled floor and surround.

Utility:  
Fitted presses, tiled floor and oil burner.

Toilet:  
w.c., w.h.b., fully tiled floor and walls.

### Upstairs:

Bedroom 1: 3.88m x 2.75m  
With range of built-in wardrobes.

Ensuite:  
w.h.b., shower and tiled floor.

Bedroom 2: 3.2m x 3.03m  
With built-in wardrobes.

Hotpress:  
Shelved with immersion.

Bedroom 3: 2.85m x 2.65m  
With built-in wardrobes.

Bedroom 4: 3.2m x 2.1m

Bathroom:  
Bath, electric shower, w.c., w.h.b, tiled floor and surround.

Attic access with folding attic stairs.

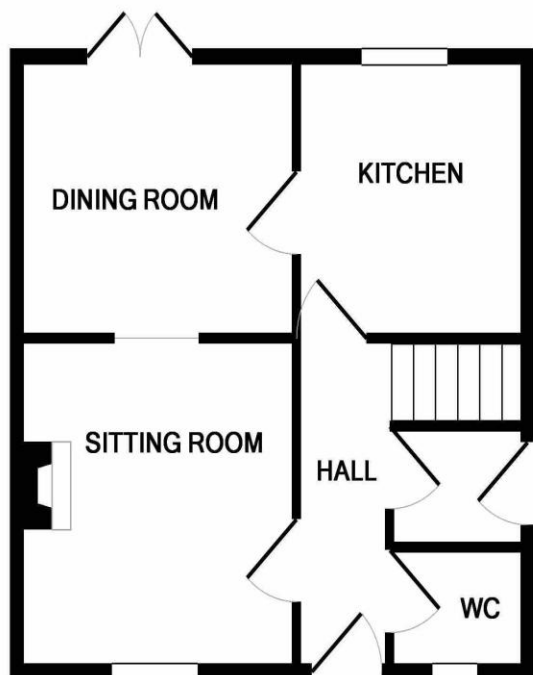
### OUTSIDE:

Drive to front to accommodate 2 cars along with garden area in lawn. Side access with gate to walled in rear garden with paved patio area, flower bed and garden laid out mainly in lawn. .

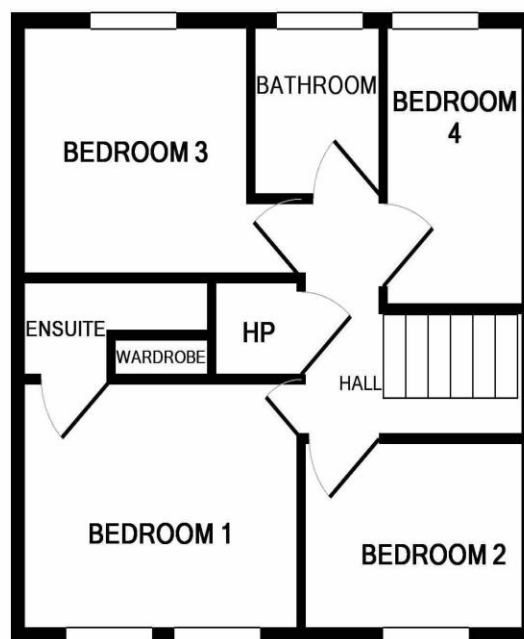
INCLUSIONS:  
Carpets







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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