



SUPERB DETACHED 4 BEDROOM RESIDENCE

59 Kilbelin Abbey, Newbridge, Co. Kildare, W12 HV09

GUIDE PRICE: € 450,000



PSRA Reg. No. 001536

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FEATURES:

- * Gas fired central heating
- * Hardwood double glazed windows
- * Cobble loc driveway
- * c. 157 sq.m. (c. 1,690 sq.ft.)
- * Energy efficient B3 Rated Home
- * PVC fascia/soffits
- * Built in wardrobes in 4 Bedrooms
- * Nice modern residential development of all detached houses
- * Mature enclosed rear garden

DESCRIPTION:

59 Kilbelin Abbey is a superb detached two storey residence built in 2007 containing c. 157 sq.m. (c. 1,690 sq.ft.) of accommodation presented in excellent condition. Approached by a cobble loc drive to front with gardens to front and rear in lawn, side access on both sides of house with gates leading to paved patio area at rear.

Situated in a nice quiet modern development only a short walk from the Town Centre with easy access to banks, post office, schools, churches, pubs, restaurants and superb shopping to include Tescos, Dunnes Stores, Lidl, Aldi, Woodies, Supervalu, TK Maxx, Penneys, DID Electric, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

The town has the benefit of an excellent road and rail infrastructure with the bus route available from the Main Street, M7 Motorway access at Junction 10 or 12 and train service from Town direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall: 4.70m x 2.04m
with laminate floor and storage closet.

Sitting Room: 4.90m x 3.85m
into bay window, fireplace with marble insert and hearth, display cabinets on both sides of fireplace and coving.

Living Room: 3.85m x 3.25m
with laminate floor, coving and double doors leading to:

Kitchen/Dining Room: 7.73m x 3.63m
Laminate floor, built-in ground and eye level presses, island unit, s.s. sink unit, Bosco integrated dishwasher, American style fridge/freezer, Rangemaster gas/electric cooker, coving, recessed lights, Rangemaster cooker hood and French doors leading to rear garden.

Utility Room:
Plumbed, laminate floor and gas burner.

Toilet:
w.c., w.h.b., laminate floor.

UPSTAIRS

Bedroom 1: 3.60m x 4.00m
with double built-in wardrobes.

En-Suite:
shower, w.c., w.h.b., fully tiled floor and walls.

Bedroom 2: 3.87m x 3.52m
with built in wardrobes.

Bedroom 3: 3.78m x 3.26m
with built-in wardrobes.

Bedroom 4: 3.42m x 3.24m
with built-in wardrobes.

Hotpress:
Shelved with immersion.

Bathroom:
Electric shower, bath with shower attachment, w.c., vanity w.h.b., press, recessed lights, fully tiled floor and walls.

OUTSIDE:

Approached by a cobble loc drive to front with side access on both sides of house with gates leading to rear garden with paved patio area, Barna shed, outside tap, outside socket, along with gardens to front and rear in lawn.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating and alarm.

INCLUSIONS:

Carpets, curtains, blinds, light fittings and appliances.

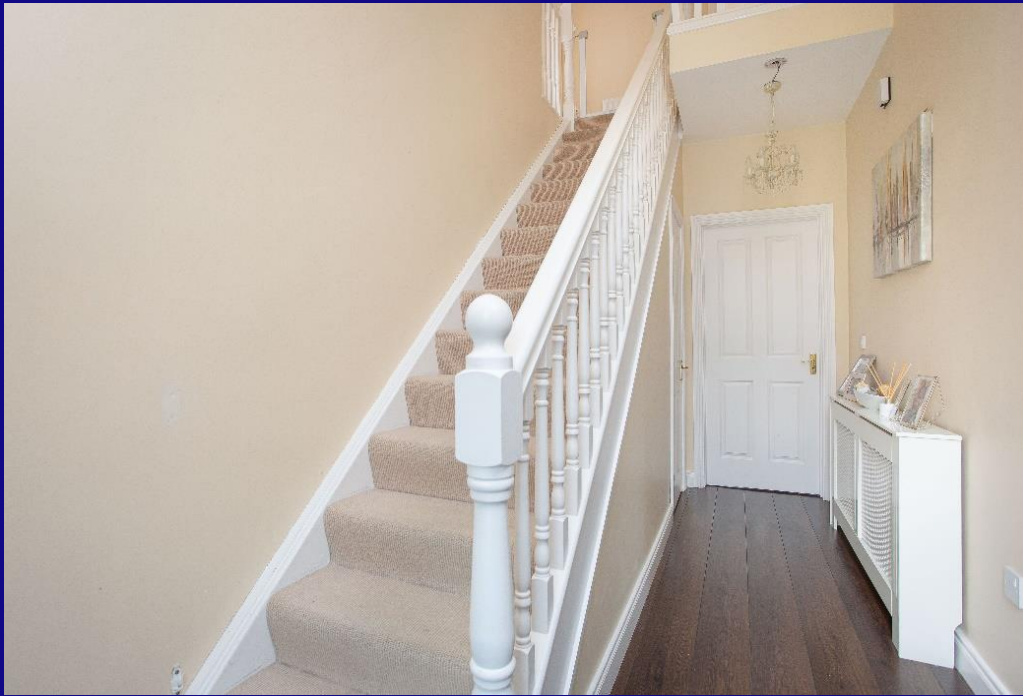
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