



SPACIOUS SEMI-DETACHED RESIDENCE WITH LARGE REAR GARDEN

43 Abbeygate, Dublin Road, Monasterevin, Co. Kildare, W34 AN20

GUIDE PRICE: € 280,000



PSRA Reg. No. 001536

**43 Abbeygate, Dublin Road, Monasterevin,
Co. Kildare, W34 AN20**

FEATURES:

- * PVC double glazed windows
- * PVC fascias and soffits
- * Cul-de-sac of just 8 houses
- * Built circa 2003
- * Oil fired central heating
- * Gated side access
- * Outside tap
- * Barna shed

DESCRIPTION:

Abbeygate is a modern residential development within close proximity of all amenities in Monasterevin. Number 24 is a spacious (circa 115 sq.m/1,238 sq.ft) residence with a large rear garden and situated in a quiet cul-de-sac of just 8 houses. It is presented in very good condition throughout.

Monasterevin is a provincial town located just off the M7 Motorway at Junction 14 on the banks of the River Barrow with schools, church and shops. The town is 34 miles southwest of the M50 with the benefit of bus service, M7 Motorway access at Junction 14 and train service from town direct to the City Centre. Kildare Town is 7 miles, Newbridge 12 miles.

AMENITIES:

- * Kildare Retail Outlet Village - designer shopping at discounted prices.
- * National Stud and Japanese Gardens.
- * The Curragh, Naas & Punchestown Racecourses.
- * Kildare Town 7 miles and Newbridge 12 miles.
- * Emo Court Parklands, period house and lake.

ACCOMMODATION:

Entrance Hall: 4.50m x 2.53m
With tiled floor.

Sitting Room: 4.67m x 3.42m
With laminate floor, coving, feature fireplace.

Toilet:
wc, whb, tiled floor and surround.

Kitchen/Dining:
Tiled floor, built in ground and eye level units (shaker style), stainless steel sink, tiled splashback, gas hob, electric oven, extractor.

Utility Room:
Tiled floor, plumbed.

UPSTAIRS:

Bedroom 1: 3.35m x 3.35m
With wooden floor.

En-Suite:
Tiled floor and surround, wc, whb, shower.

Bedroom 3: 3.27m x 2.50m
Built in wardrobes, wooden floor.

Bedroom 2: 4.05m x 3.40m
With wooden floor.

Bathroom:
Tiled floor and surround, wc, w.h.b., bath with shower attachment.

OUTSIDE:

Gated side access, outside tap and barna shed.

SERVICES:

Mains water, mains drainage, oil fired central heating, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C2

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