



SUBSTANTIAL DETACHED 5 BEDROOM RESIDENCE ON C. 0.44 ACRE

9 Milford, Athgarvan, Newbridge, Co. Kildare, W12 WR04

GUIDE PRICE: € 530,000

BER C1



PSRA Reg. No. 001536

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DESCRIPTION:

No. 9 Milford is a fine detached 5 bedroom dormer bungalow approached by a large cobble lock drive to front standing on c. 0.44 acre with garden in lawn enclosed by hedges to rear with separate detached double garage. Built in 1996 the house is presented in excellent condition throughout containing c. 211 sq.m. (c. 2,271 sq.ft.) of spacious well-proportioned accommodation with the benefit of oil-fired central heating, PVC double glazed windows, PVC fascia/soffits, sunroom and cherrywood fitted kitchen.

Situated in an excellent sought-after location in the quiet village environment of Athgarvan 2½ miles from both Newbridge and Kilcullen. Athgarvan is a small village environment with the benefit of a pub/restaurant, convenience store and primary school. The property is only 1 mile from the world famous Curragh Plains which has c. 4,500 acres of open parkland ideal for running, walking or cycling.

The local bus route is available from the village along with the main bus route from Kilcullen or Newbridge. M7 Motorway access at Junction 12 (Ballymany 2½ miles) and a regular commuter rail service from Newbridge direct to the City Centre either Heuston Station or Grand Canal Dock. Newbridge has a wealth of amenities on your doorstep with pubs, restaurants, schools, churches, banks, post office and superb shopping including Tesco, Dunnes Stores, Penneys, Lidl, Aldi, TK Maxx, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

OUTSIDE:

Approached by a large cobble lock drive to front standing on c. 0.44 acre (c. 0.18 hectares) mainly in lawn enclosed by hedges with a separate detached double garage (6.18 x 7.85) wooden deck and Pergola.

ACCOMMODATION:

Entrance Hall: 6.85m x 2.10m
With oak floor, coving and recessed lights.

Sitting Room: 5.60m x 4.75m
Solid Oak floor, coving, sandstone fireplace with marble inset and hearth. Double doors leading to;

Dining Room: 5.00m x 3.42m
Oak floor, coving and french doors leading to;

Sun Room: 4.50m x 3.58m
Recessed lights, vaulted ceiling, tiled floor and french doors to garden.

Kitchen: 5.03m x 3.25m
Part oak and tiled floor, cherrywood built in ground and eye level presses, s.s. sink unit, tiled surround, extractor, recessed lights, coving, integrated dishwasher and breakfast counter.

Utility Room:
Plumbed, Belfast style sink, built-in presses, walk-in larder unit, tiled floor and surround.

Bathroom:
Jacuzzi bath with shower attachment and electric shower, w.c., vanity w.h.b., heated towel rail, fully tiled floor and walls.

Bedroom 1: 3.50m x 3.35m
With range of built-in wardrobes.

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

Bedroom 2: 3.60m x 3.05m
With built-in wardrobes, shelving and laminate floor.

Bedroom 3: 3.05m x 3.00m
With built-in mirrored wardrobes and laminate floor.

UPSTAIRS

Store Room:

Bedroom 4: 6.61m x 3.56m
Recessed lights and fully fitted dressing room.

Bedroom 5: 3.95m x 3.60m
With wooden floor and recessed lights.

Shower Room:
Electric shower, w.c., w.h.b., bidet, recessed lights and tiled walls.

FEATURES:

- * Excellent sought-after village environment
- * c. 2,271 sq.ft. (c. 211 sq.m.) of accommodation
- * Generous c. 0.44 acre site
- * Excellent condition throughout
- * c. 2½ miles from both Newbridge and Kilcullen
- * Excellent transportation links with motorway, bus and train service
- * Newbridge offers an excellent array of educational, recreational and shopping facilities.

EXCLUSIONS:

Curtains in sitting room, dining room and downstairs bedroom, 3 no. chandeliers (downstairs bedroom, sitting room and conservatory) and shed behind the garage.

SERVICES:

Mains water, mains drainage, electricity, refuse collection, oil fired central heating, alarm, satellite TV, broadband and CCTV security system.

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BER NO: 114834062

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