



**SUPERB DETACHED 4 BEDROOM RESIDENCE WITH SEPARATE ANNEXE**



**65 The Elms, Newbridge, Co. Kildare, W12 WN83**

**GUIDE PRICE: € 400,000**



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

**65 The Elms, Newbridge, Co. Kildare,  
W12 WN83**

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### DESCRIPTION:

The Elms is a residential development of semi - detached and detached homes built approx. 1999 on the Southern side of town. Situated in a semi-circle of houses overlooking a green area, the development is well positioned 200 metres from primary school and church and only a short walk from the Town Centre. The property is approached by a large cobble lock drive to front, brick facade, PVC double glazed windows, southwest facing rear garden, PVC fascia/soffits and dual gas fired/solid fuel central heating. The house contains c. 124 sq. m. (c. 1,335 sq. ft.) of well presented accommodation ideal for the modern family. To the rear there is a separate c. 390 sq.ft. annexe with heating and toilet ideal for a multitude of uses.

Newbridge has the benefit of excellent facilities on your doorstep including educational, recreational and shopping facilities including Tesco, Dunnes, Newbridge Silverware, TX Maxx, Penneys, Lidl, Aldi (opening soon), Supervalu, Courtyard Shopping Centre and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of the M7 Motorway at Junction 12, bus route from Main Street and regular train service direct to City Centre.

### ACCOMMODATION:

**Entrance Hall** 4.90m x 1.80m (16.08ft x 5.91ft)  
with tiled floor and coving.

**Sitting Room** 5.38m x 3.60m (17.65ft x 11.81ft)  
with oak floor, fireplace with cast iron and tiled inset (back boiler).

**Kitchen/Dining Room** 5.35m x 3.73m (17.55ft x 12.24ft)  
Shaker style oak built in ground and eye level presses, tiled floor, patio doors to rear, sink unit, cooker hood, tiled surround.

**Family Room** 3.73m x 2.70m (12.24ft x 8.86ft)  
with laminate floor and coving.

**Utility Room**  
s.s. sink unit, plumbed, fitted presses, tiled floor and surround.

**Toilet**  
w.c., w.h.b., tiled floor and surround

**Bedroom 4** 4.72m x 2.36m (15.49ft x 7.74ft)  
laminate floor and coving.

#### UPSTAIRS:

**Bedroom 1** 5.50m x 4.55m (18.04ft x 14.93ft)  
Double built in wardrobes.

**En-suite**  
w.c., w.h.b., shower and tiled floor.

**Bedroom 2** 3.22m x 2.52m (10.56ft x 8.27ft)  
with laminate floor and built in wardrobe

**Bedroom 3** 2.90m x 2.70m (9.51ft x 8.86ft)  
with laminate floor.

**Bathroom**  
w.c., w.h.b., bath with shower attachment, separate pump shower, fully tiled floor and walls.

**Hotpress**  
shelved with immersion.

### FEATURES:

- \* Large cobble lock drive
- \* Semi-circle of houses overlooking a green area
- \* Only a short walk to the town centre
- \* PVC double glazed windows
- \* Gas fired/solid fuel central heating
- \* Oak doors internally
- \* c. 390 sq. ft. annexe to rear
- \* Southwest facing rear garden
- \* Shaker style oak fitted kitchen
- \* Excellent road and rail infrastructure closeby
- \* Superb shopping, educational and recreational facilities closeby

### OUTSIDE:

Approached by a large cobble lock drive to front with side access on both sides of house with gates. Southwest facing rear garden with paved patio area, outside tap and separate c. 390 sq. ft. annexe (ideal for a multiple of uses) with heating and toilet.

### SERVICES:

Mains water, mains drainage, refuse collection, gas fired/solid fuel central heating, alarm.

### SOLICITOR:

Coughlan White & Partners, Moorefield Road, Newbridge, Co. Kildare.

### INCLUSIONS:

TBC

**BER:** C3

**BER NO:** 114309875

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