

For Sale

Asking Price: €415,000

Sherry
FitzGerald
O'Reilly



11 The Elms,
Newbridge,
Co. Kildare,
W12 YA47.

BER B3

sherryfitz.ie



Sherry FitzGerald O'Reilly proudly presents 11 The Elms, an attractive 4 bedroomed semi-detached home situated in a peaceful cul-de-sac in the ever-popular Elms development in Ballymany. This home boasts well-appointed accommodation throughout, offering generously proportioned living spaces, versatile reception rooms, and a spacious rear garden, making this property an ideal fit for the growing family.

In recent years the current owners have strived to upgrade the energy efficiencies of this home, with extra insulation to attic, pumped walls to front, new condenser boiler, tank and pump, and a solid fuel stove. All combine to bring this home to a B3 BER rating.

The Elms is within walking distance of the centre of Newbridge, a thriving town, with Whitewater Shopping Centre, retail parks, and many bars, cafes and restaurants. For leisure there is Liffey Linear Park, two GAA clubs, theatre, cinema and many sports clubs and activities. From this home it is a short walk to the Newbridge Shopping Centre, Tesco, the local primary school and church.

For the commuter, there is easy access to the M7/N7 motorway, bus services are close by, and the train station is just 5 minutes drive with trains to Heuston station and the Docklands.

Accommodation in this delightful property briefly comprises-hallway, living room, study, kitchen/dining room, utility and guest wc, Upstairs there are 4 generous bedrooms (one ensuite) and a family bathroom. Outside there is a wooden garden shed.



Accommodation

Entrance Hallway 5m x 1.8m (16'5" x 5'11"): This is a bright and welcoming entrance with a porcelain tile floor and understairs storage.

Sitting Room 5.48m x 3.55m (18' x 11'8"): The sitting room is a large, elegant room with front aspect. The focal point is an exquisite marble fireplace, complete with granite hearth and tiled inset, and housing an efficient Henley solid fuel stove. Recent additions to the room are the warm dark oak laminate flooring and the glazed double doors which seamlessly connect to the dining area.

Study 4.55m x 2.36m (14'11" x 7'9"): This is a versatile room which could be used as a fifth bedroom, playroom, office or home gym. It has views of the front garden and the floor is laid in an oak laminate.

Kitchen/Dining Room

Dining Area 2.58m x 2.5m (8'6" x 8'2"): The open plan kitchen/dining area creates a bright and substantial space filled with natural light from windows and French doors.

Kitchen 5.6m x 3.74m (18'4" x 12'3"): The kitchen features sleek, high-gloss cabinets and drawers complemented by a walnut worktop and a tiled splashback. Integrated appliances include a dishwasher, fridge, double oven, and a five-ring ceramic hob. Practical porcelain tiles cover the kitchen floor, transitioning to a warm oak laminate in the dining area.

Utility Room 2.5m x 1.7m (8'2" x 5'7"): The utility offers lots of storage cabinets, a tile floor, gas boiler and back door. It is plumbed for a washing machine and tumble dryer.

Guest WC 1.56m x 0.7m (5'1" x 2'4"): With wc and wash basin, tiling to floor and walls.

Landing 3.38m x 1.48m (11'1" x 4'10"): The landing includes a storage press and Stira access to the part floored attic.

Bedroom 1 4.63m x 3m (15'2" x 9'10"): This is a generous double bedroom to front with oak laminate floor and fitted wardrobes.

En-Suite 1.7m x 1.7m (5'7" x 5'7"): The en-suite comprises a corner shower unit with electric shower, wc, wash basin extractor and shelving. With linoleum floor and tiled surrounds.

Bedroom 2 3.68m x 2.5m (12'1" x 8'2"): Bedroom 2 is a spacious double with rear view and laminate floor.

Bedroom 3 2.83m x 2.65m (9'3" x 8'8"): Another double bedroom to rear with laminate floor.

Bedroom 4 3.04m x 2.34m (10' x 7'8"): Currently used as an office, this is a single bedroom with fitted shelving and a laminate oak floor.

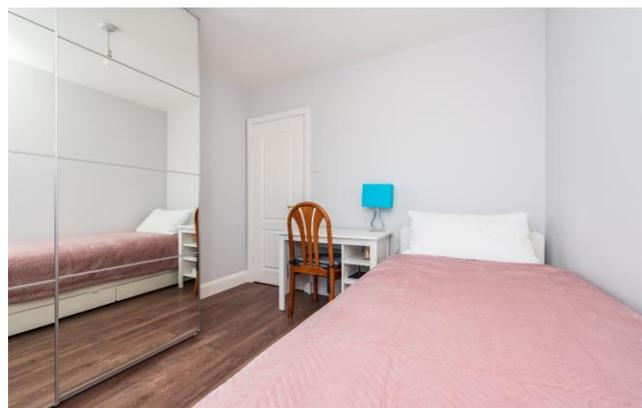
Bathroom 1.82m x 1.8m (6' x 5'11"): Recently refurbished, the bathroom features a stylish suite, including a bespoke quartz topped vanity with ceramic bowl and lots of storage, low profile wc, heated towel rail and bath with rainfall shower and riser. The room is completed in beautiful ceramic tiles.





Special Features & Services

- Superb family home in a prime location.
- Built 2000.
- Extends to a generous 125m² of accommodation.
- uPVC double glazed windows.
- uPVC soffit and fascia.
- Gas fired central heating with gas condensing boiler (installed 2022) and Hive remote control.
- Extra spray insulation to attic and insulation pumped walls to front.
- New watertank with multiboost built in pump.
- New oak laminate flooring to bedrooms, sitting and dining rooms.
- Main bathroom recently refurbished.
- High speed fibre broadband.
- Fitted phonewatch alarm system.
- Cul de sac setting.
- Cobblelock drive.
- Large rear garden in lawn with raised beds, lawn, covered deck and paved patio.
- Close to communal green area.
- Includes all listed appliances, curtains, blinds and most light fittings.
- The exterior has a low maintenance attractive brick and render finish.
- A short walk to Tesco, Dunnes stores, Whitewater Shopping Centre and Newbridge town centre.
- Close to the Keadeen Hotel and the Curragh Racecourse.
- A five-minute walk to local primary school.
- A few minutes' drive to walks on the Curragh plains.
- Just 3 minutes' drive to the M7/N7 and easy access to Bus stop and Newbridge train station with trains to Heuston and the Docklands.





Outside: The front garden is in lawn, with hedging for privacy, and hydrangea shrubs. The very spacious rear garden boasts a large, covered deck and is a lovely place for relaxation and al fresco dining. The garden features a lawn with mature evergreen hedge to rear and shrubs to side. Raised beds are filled with young apple trees and primroses, and a concrete base is conveniently prepped for a metal shed or garden room if desired. The property also benefits from a wooden shed (1.8m x 1.8m) and secure gated side access to the front.



NEGOTIATOR

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DIRECTIONS

From Newbridge, Edward Street R445, follow the road passing Tesco and take a right turn onto Langton Road. Take the second left onto The Oaks and continue straight into The Elms. Turn left and number 11 is on the left in the cul de sac.

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