



**3 BEDROOM SEMI DETACHED HOUSE WITH LARGE  
GARDEN AND GARAGE**

**73 RUANBEG AVENUE, KILDARE, CO. KILDARE**

**GUIDE PRICE: €200,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

73 RUANBEG AVENUE, KILDARE, CO.  
KILDARE

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### FEATURES:

- Located close to Town Centre.
- PVC glazed windows.
- Gas fired central heating.
- Large Garden.
- End House.

### DESCRIPTION:

Jordan Auctioneers are delighted to offer this 3 bedroom residence within walking distance of the centre of Kildare to the market.

No. 73 was built circa 2000 and extends to approx 99sq.m (1,066 sq.ft). Accommodation briefly comprises entrance hall, sittingroom, kitchen/diningroom, 3 bedrooms, bathroom and en-suite.

There is a garage to the rear and the property is situated on a large site at the end of a cul-de-sac.

### AMENITIES:

Kildare is well serviced with a good road and rail infrastructure including bus route, M7 Motorway and a regular commuter rail service direct to Heuston Station.

The Town benefits from schools, church, shops, restaurants, pubs, Aldi, Lidl, Tesco and Kildare Retail Outlet Village for the shopping enthusiast. Newbridge is only 5 miles with the Whitewater Shopping Centre.

### ACCOMMODATION:

#### *Ground Floor:*

Entrance Hall: 4.77m x 1.8m

With tiled floor.

Kitchen/Diningroom: 5.45m x 4m

With built-in ground and eye level units, stainless steel sink, tiled/wooden floor and sliding patio doors to rear.

Sittingroom: 5.25m x 3.47m

With laminate floor, feature fireplace with gas insert.

#### *Upstairs:*

Bedroom 1: 4.15m x 3.33m

With double built-in wardrobes.

En-suite: With w.c., w.h.b., electric shower, tiled floor and surround.

Bedroom 2: 4.15m x 2.8m

With built-in wardrobes.

Bedroom 3: 2.77m x 2.62m

Bathroom: With w.c., w.h.b., and shower.

### OUTSIDE:

Garage to rear. Located on a large site at the end of cul-de-sac.

### SERVICES:

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

BER: D1 Certificate No.: 104454921

Contact:

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