



EXCEPTIONAL NEW DETACHED 4 BEDROOM C.1,776 SQ. FT. RESIDENCE

6 WHITETHORN AVENUE, ATHGARVAN, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: € 395,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**6 Whitethorn Avenue, Athgarvan,
Newbridge, Co. Kildare**

DESCRIPTION:

"Whitethorn" is a modern residential development in the sought after village environment of Athgarvan only 2 1/2 miles from Newbridge, 2 1/4 miles Kilcullen and 3/4 miles from the Curragh Plains. Athgarvan has the benefit of a pub/restaurant, school and convenience store on your doorstep along with the river Liffey meandering through the village. Built by Garyaron Homes the property contains c.165 sq. m. (c.1,776 sq. ft.) of modern well finished light filled accommodation which must be viewed to be appreciated. Features include; air to water heat pump system, energy efficient A3 rating, solid fuel stove, all bathrooms tiled, carpet, laminate floors, built-in wardrobes in all bedrooms, aluclad double glazed windows, stove and monocouche rendered exterior, granite window cills, granite wall cappings, cobble loc drive, patio area and paths.

Commuters have the benefit of the M7 Motorway access at Junction 12 Ballymany, train service from Newbridge direct to City Centre and bus route from Kilcullen or Newbridge.

ACCOMMODATION:

Hallway 5.00m x 3.00m
With laminate floor, coving, recessed lights and storage closet.

Sitting Room 5.45m x 4.25m
Coving, recesed lights, laminate floor, polished sandstone fireplace with marble inset and hearth, solid fuel stove.

Family Room 3.26m x 3.18m
Coving, recessed lights and laminate floor.

Kitchen/Dining 6.85m x 5.95m
Tiled floor, built-in ground and eye level presses, Nordmende american style fridge freezer, Indesit electric double oven, Indesit electric hob, Indesit electric integrated dishwasher, stainless steel extractor, s.s. sink unit, coving, recessed lights, french doors to paved patio area.

Utility Room
Indesit washing machine, fitted presses, indeset dryer and tiled floor.

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

Bedroom 1 4.00m x 3.86m
With built-in wardrobes.

En-Suite 1
w.c., w.h.b., heated towel rail, double rain-water shower, tiled floor and surround.

Bedroom 2 3.93m x 3.44m
With double built-in wardrobes.

Bedroom 3 3.73m x 2.
With built-in wardrobes.

Bedroom 4 3.35m x 2.25m
With built-in wardrobes

Bathroom
w.c., w.h.b, bath, shower, heated towel rail, tiled floor and surround.

FEATURES:

- Air to water heat pump system.
- C.165 sq. m. (c.1,776 sq. ft.) of accommodation.
- Built-in wardrobes in 4 bedrooms.
- Modern fitted kitchen including all appliances.
- Completely floored with carpet, laminate floors and tiling.
- Stone and monocouche rendered exterior.
- Granite cills.
- All bathrooms tiled.
- Energy efficient A rated home.
- Excellent sought after location.

OUTSIDE:

Approached by a cast iron gate leading to a cobble loc drive which is completely walled in with granite cappings, cobble loc patio area and paths. Outside tap and outside power point.

SERVICES:

Mains water, mains drainage, refuse collection, air to water heat pump system.

INCLUSIONS:

Carpets and all appliances.

SOLICITORS:

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

BER: A3 BER NO: TBC

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