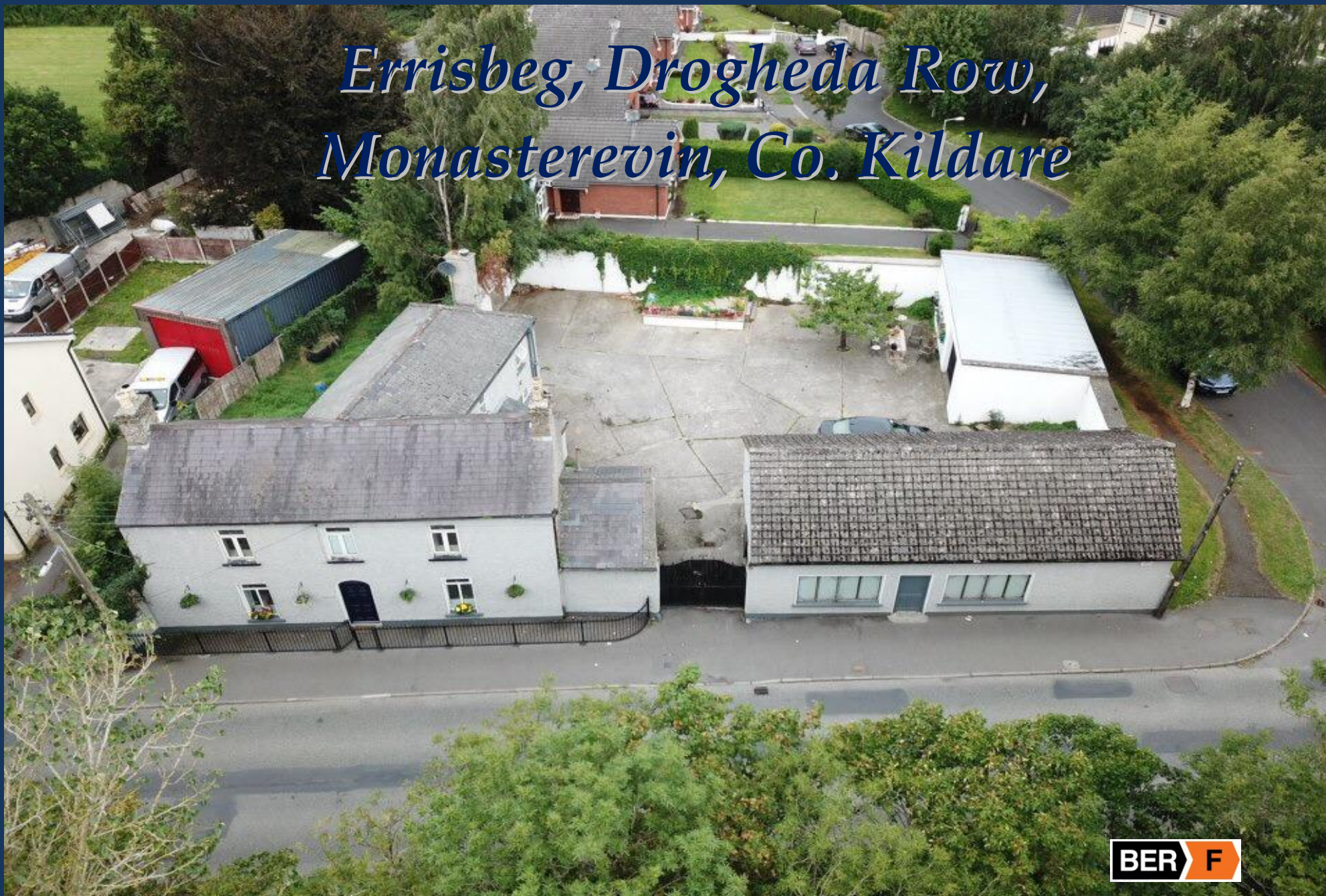


*Errisbeg, Drogheda Row,
Monasterevin, Co. Kildare*



**EXTENSIVE DETACHED RESIDENCE WITH SUPERB POTENTIAL IN
TOWN CENTRE
GUIDE PRICE: €280,000**



ERRISBEG, MAIN STREET, MONASTEREVIN, CO. KILDARE

SPECIAL FEATURES

- Excellent Town Centre location.
- Oil fired central heating.
- Senator PVC double glazed windows with secondary glazing to front ground floor.
- Circa 181.6 sq.m/1,955 sq.ft.
- Excellent scope for further development (STPP).
- Vehicular access to walled in rear yard.

Description:

New to the market is this unique detached residence set in the centre of Monasterevin within walking distance of all amenities. The property extends to circa 181.6 sq.m (1,955 sq.ft) and boasts a large private yard with vehicular access, a workshop and a former commercial premises with its own access from the road along with extensive road frontage. Outside, there is a private fully walled in site with separate garden in lawn and concrete yard.

Errisbeg is conveniently located only a short walk from shops, schools, pubs and church. Commuters have the benefit of the M7 motorway at Junction 14, bus route and commuter rail service direct to Hueston Station. Kildare Retail Outlet Village is within c. 6 miles and Newbridge is within c.12 miles.

Accommodation:

Entrance Hall: 4.5m x 2.38m With tiled/walnut floor and wall lights.

Sittingroom: 4.6m x 4.42m With wood surround fireplace, tiled inset and hearth.

Kitchen/Diningroom: 6.45m x 4.15m With tiled floor & surround, Stanley solid fuel stove, French grey fitted kitchen, Belfast sink, Beko integrated fridge/freezer, Smeg integrated dishwasher, island unit.

Utility: With fitted presses, sink unit, tiled floor and surround.

Toilet: With w.c., w.h.b. & walnut floor.

Bedroom 4: 4.45m x 4.13m With laminate floor.

Upstairs:

Bedroom 1: 4.7m x 4.55m With window shutters.

Dressingroom: 4.55m x 1.78m

En-suite: With w.h.b. & shower.

Bedroom 2: 3.85m x 3.08m

Bedroom 3: 4.6m x 4.54m With window shutters.

Hot Press: Shelved with immersion.

Bathroom: 4.14m x 2.58m With free standing bath, w.c., w.h.b., vanity unit, bath with electric shower.



Services:

- Mains water.
- Mains drainage.
- Refuse collection.
- Oil fired central heating.
- Electricity.

Outside:

- Gated side access.
- Workshop (Approx 530 sq.ft).
- Shop/Utility/Store (Approx 575 sq.ft).
- Fully walled in yard with gated vehicular access.
- Boiler House.

Solicitor:

Mary Bennett & Co.,
Kildare

BER: F

BER Certificate:
105473235

Phone: 045433550

E-Mail: info@jordancs.ie

Web: www.jordancs.ie



Viewing:

Strictly by appointment with the Sole Selling Agent
Jordan Auctioneers, Edward Street, Newbridge, Co. Kildare.





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