

FOR SALE BY PRIVATE TREATY

PSRA Reg No.001536



LUXURY DETACHED 4 BEDROOM RESIDENCE

**23 RIDGEWOOD MANOR,
MELITTA ROAD,
KILDARE,
CO. KILDARE .**

GUIDE PRICE: € 349,500



DESCRIPTION

Ridgewood Manor is a luxury new development of semi-detached and detached homes situated in an excellent sought after location on the edge of town adjacent to the world famous Curragh Plains containing c. 4,500 acres of open parkland. Kildare has much to offer with pubs, restaurants, banks and shopping including Tescos, Lidl, Aldi and the Kildare Retail Village. Newbridge is only a 10 minute drive with Dunnes Stores, Penneys, Tesco, TK Maxx, Woodies, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. This is an ideal commuter destination with good transportation links to the City with M7 Motorway Junction 12 or 13 and Rail Service direct to City Centre.

No. 23 is a superb new 4 bedroom detached home on a completely walled in corner site with paved patio and paved driveway for 2 cars. Extending to c. 1,800 sq.ft. (c. 167 sq.m.) of spacious light filled accommodation finished to a very high specification with low maintenance brick/dashed exterior, PVC double glazed windows, air to water heat exchange system, wood burning inset stove, tiled kitchen and bathrooms, granite cills, cream fitted kitchen including appliances, built in wardrobes in 4 bedrooms, energy efficient A3 rated home, carpets and wooden flooring.



ACCOMMODATION:

Entrance Hall:	3.1m x 5.05m	With walnut laminate floor, coving and recessed lights.
Sittingroom:	5.5m x 4.2m	With walnut laminate floor, coving, recessed lights, polished Sandstone fireplace with wood burning insert stove and double doors leading to:
Dining Area:	3.54m x 3.81m	With coving, recessed lights and walnut laminate floor.
Kitchen:	6.13m x 3.13m	Porcelain tiled floor, French doors to patio, island unit, coving, recessed lights, cream built in ground and eye level presses, integrated dishwasher, integrated fridge/freezer, double oven, hob, extractor, s.s. sink unit.
Utility:		With porcelain tiled floor, fitted presses and s.s. sink unit.
Toilet:		With w.c., w.h.b., tiled floor and surround.
Familyroom:	3.47m x 3.33m	With walnut laminate floor, coving and recessed lights.

Upstairs:

Bedroom 1:	4m x 3.95m
Ensuite:	
Bedroom 2:	3.73m x 3.55m
Bedroom 3:	3.71m x 3.15m
Bedroom 4:	3.27m x 2.72m
Bathroom:	2.6m x 2.3m

With built in wardrobes.

W.c., w.h.b., corner shower, heated towel rail, tiled floor and surround.

With double built in wardrobes.

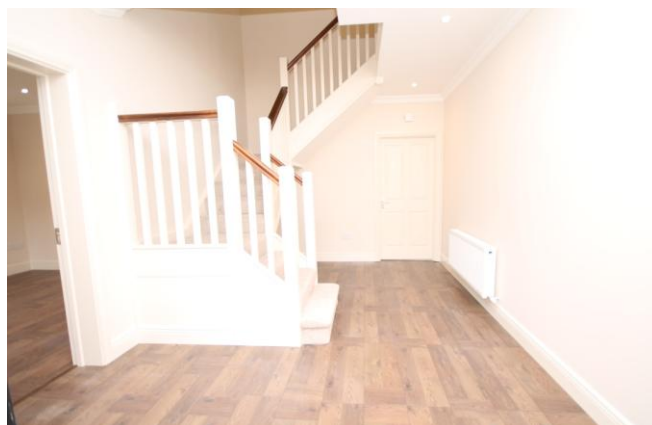
With double built in wardrobes.

With built in wardrobes.

W.c., w.h.b., bath, separate shower cubicle, heated towel rail, electric shower over bath, tiled floor and surround.

SPECIAL FEATURES

- PVC double glazed windows with granite cills.
- Air to water heat pump system.
- Wired for alarm.
- Fireplace with insert wood burning stove.
- Cream fitted kitchen with integrated appliances.
- Tiled kitchen and bathrooms.
- Wooden floors and carpets.
- PVC fascia and soffits.
- Brick and dashed exterior.
- Energy efficient A3 rated home.
- Built in wardrobes in 4 bedrooms.



OUTSIDE:

Walled in corner site, side access on both sides of house with gates, paved driveway for 2 cars, paved patio area and outside tap.

SERVICES:

Mains water, mains drainage, electricity, wired for alarm, air to water heat pump system and refuse collection.



INCLUSIONS:

Carpets, wooden floors, dishwasher, fridge/freezer, double oven, hob, extractor, washing machine.

SOLICITORS:

Coughlan White, Newbridge, Co. Kildare.

BER: A3

BER NO: TBC

PRICE: €349,500



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