



SUPERB DETACHED 4 BEDROOM RESIDENCE WITH WONDERFUL GARDENS

1 Ryston Avenue, Newbridge, Co. Kildare, W12 VN52

GUIDE PRICE: € 500,000



PSRA Reg. No. 001536

**1 Ryston Avenue, Newbridge, Co. Kildare,
W12 VN52**

FEATURES:

- * Double glazed windows.
- * Gas fired central heating.
- * Cream fitted kitchen with granite worktops and appliances.
- * Magnificent mature private south facing rear garden.
- * c. 171.5 sq.m. / c. 1,846 sq.ft. of accommodation.
- * Small development of 9 houses.
- * Excellent location close to town centre.

DESCRIPTION:

Ryston Avenue is a small development of 9 houses in a mature cul de sac only a short walk from the town centre. Rarely do these houses come to the market in such a great location. The house has a lawn to front with 2 cobble loc driveways and side access to a magnificent mature south facing private rear garden in lawn enclosed by trees and hedges with shrubs, paved patio area, garden shed, boiler house and garage.

The house contains c. 171.5 sq.m. / c. 1,846 sq.ft. of spacious accommodation with the benefit of double glazed windows, gas fired central heating, cream fitted kitchen with granite worktops and appliances.

Centrally located only a short walk from the town centre with schools, banks, post office, pub, restaurants and superb shopping to include Penneys, TK Maxx, Dunnes, Tesco, Aldi, Lidl and the Whitewater shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of an excellent road and rail infrastructure linking the city with the M7 Motorway at Junction 10, bus route from town centre and train service direct to Heuston Station or Grand Canal Dock.

Local amenities include GAA, rugby, soccer, athletics, hockey, basketball, swimming, fishing canoeing, leisure centres, golf and racing in the Curragh, Naas, and Punchestown.

ACCOMMODATION:

Entrance Hall: 4.22m x 3.00m
With coving and understairs storage.

Sitting Room: 5.48m x 3.63m
With marble fireplace, gas fire and coving.

Dining Room: 3.24m x 3.12m
Coving and french doors leading to rear garden.

Kitchen/Dining Room: 6.95m x 3.80m
Cream built in ground and eye level presses, granite worktops, sink unit, larder unit, integrated fridge/freezer, Neff integrated dishwasher, Belling double oven, Belling microwave, Neff hob extractor, breakfast counter, recessed lights, tiled surround, tiled and wooden oak floor, french doors leading to rear garden.

TV Room: 5.03m x 3.25m
Built in cabinets and shelving, coving and french doors leading to rear.

Utility Room:
Fitted presses, s.s. sink unit, plumbed.

Toilet:
w.c., w.h.b., fully tiled floor and walls.

UPSTAIRS

Bedroom 1: 5.45m x 3.75m
Double built-in wardrobes, coving.

En-Suite:
Corner shower, vanity w.h.b., w.c., heated towel rail, fully tiled floor and walls.

Bathroom: 3.35m x 2.42m
w.c., vanity w.h.b., presses, jacuzzi bath, electric shower, recessed lights, fully tiled floor and walls.

Bedroom 2: 3.74m x 3.37m
Double built-in wardrobes, coving.

Bedroom 3: 3.36m x 3.00m
Built in wardrobe, vanity w.h.b.

Bedroom 4/Office: 3.07m x 1.95m
With built in wardrobes and presses.

Hotpress:
Shelved with immersion.

Shower Room:
Separate shower area.

OUTSIDE:

There is a lawn and 2 cobble loc driveways to front. Side access leading to mature south facing private rear garden enclosed by trees and hedges mainly in lawn with shrubs, flower beds, paved patio area, garden shed, boiler house and outside tap. To the side there is a garage (5 x 3).

SERVICES:

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

INCLUSIONS:

Carpets, blinds, curtains, light fittings, integrated fridge/freezer, integrated dishwasher, double oven, microwave, hob and extractor.

SOLICITOR:

John McCarthy, Liston & Co, Donnybrook, Dublin 4.

BER: D1

BER NO: 114689474

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