



DETACHED 4 BEDROOM BUNGALOW

3 RIVERCOURT, NEWBRIDGE, CO. KILDARE W12 DT22

Guide Price: €387,500



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

3 RIVERCOURT, NEWBRIDGE, CO. KILDARE, W12DT22

DESCRIPTION:

Rivercourt is a small residential development of 24 detached bungalows, on the banks of the River Liffey, the location is very central only a short walk from the town centre, with the Parish Church, County Library, Liffey Linear Park and the County Arts Centre – Riverbank Theatre en route. Three primary and 3 secondary schools are also in the vicinity. Built in 1989 by P. M & E Donnelly, No. 3, is one of 12 houses facing onto a large, child friendly central green area. This is a much sought after development, where houses rarely come to the market. The house is presented in an excellent condition, having been painted throughout, this summer. It extends to c.1,425 sq. ft. (c. 132 sq. m.) with the benefit of oil fired central heating, solid fuel Belgian stove, woodgrain PVC double glazed windows, porch door and double garden doors. Approach is via a concrete drive with space for 2 cars. The front garden comprises a lawn, beech hedging and mature trees. The detached garage (2.76m x 3.75m) is plumbed for washing machine, dryer, has under roof storage and offers scope for extension. The back garden is accessed on both sides through teak gates and is very well maintained with patio area, mature trees which wraps around the house. Garden not overlooked and has fuel house, tap, sensor lights and storage area for 3 bins.

The property is only a short walk from schools, church, pubs, restaurants and shopping to Whitewater Shopping Centre, T.K. Maxx, Penneys, Dunnes, Tesco, Woodies, Lidl, Supervalu, D.I.D. Electrical to name but a few all on your doorstep. and M7 Motorway access at Junction 10.

Newbridge has the benefit of a good road and rail infrastructure with the bus route available from the Dublin Road, train service direct to the City Centre

AMENITIES:

GAA, golf, soccer, rugby, horse riding, leisure centres, hockey, swimming, basketball, fishing, canoeing, Pollardstown Fen, Liffey Linear Park and horse racing in The Curragh, Naas and Punchestown.

ACCOMMODATION:

Porch: tiled floor

Entrance Hall: 4m x 1.8m with coving, and tiled floor.

Familyroom: 4.2m x 3m with coving, oak floor and double doors leading to

Sittingroom: 4.65m x 4.45m into bay window, oak floor, coving, marble fireplace with insert Belgian stove.

Kitchen/Breakfastroom: 5.1m x 4.28m with tiled floor, cream built-in ground and eye level presses, integrated fridge/freezer, integrated dishwasher, ceramic induction hob, extractor, electric double oven, stainless steel sink unit, larder press, wall lights, coving and tiled surround.

Utility Room: tiled floors and presses.

Garage: 2.76m x 5.75m plumbed for washing machine, dryer, shelving.

Bedroom 1: 4.1m x 3.47m with range of built in wardrobes, carpets and blinds.

Ensuite: w.c., w.h.b., electric shower and tiled floor, blind.

Bedroom 2: 4m x 3.5m with laminate floor and built-in wardrobes.

Bedroom 3: 3.36m x 2.96m with laminate floor.

Hotpress: shelved with immersion, recently installed tank.

Bathroom: bath, electric shower, w.c., w.h.b. and tiled floor.

Bedroom 4: 3.38m x 2.43m with laminate floor.

Attic: access via Stira, partially floored, suitable for conversion.

FEATURES:

- Woodgrain PVC double glazed windows, porch door & double garden doors.
- Oil fired central heating.
- Landscaped gardens not overlooked.
- Excellent central location
- Room for extension on both sides.
- Sought after small development of 24 houses on the banks of the Liffey.
- PVC fascia/soffits.
- Cream fitted kitchen
- Built-in wardrobes in 2 bedrooms.

OUTSIDE:

Approached by a tarmacadam drive to front with landscaped gardens, mainly in lawn and walled in rear garden with side access and gate. Rear garden has a selection of flower beds, paved patio area, boiler house and outside tap.

SERVICES:

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

INCLUSIONS:

blinds, light fittings (except main hallway), double oven, induction hob, extractor, integrated dishwasher.

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