

FOR SALE BY PRIVATE TREATY



SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE

**1 ASHFIELD,
SUNCROFT,
THE CURRAGH,
CO. KILDARE.**

GUIDE PRICE: €195,000



DESCRIPTION

“Ashfield” is a small residential development of 10 houses in a quiet cul-de-sac in the village adjacent to a shop, school and church. Built in 1999 presented in good condition throughout with PVC double glazed windows, oil heating, brick/dashed exterior, PVC fascias/soffits, garden to front and rear with paved patio area. Located within easy access of the surrounding towns of Newbridge (c.5 miles), Kildare (c.5 miles) and Kilcullen (c.6 ½ miles) with excellent educational recreational and shopping facilities including Whitewater Shopping Centre and Kildare Retail Outlet Village. Commuters have the benefit of the M7 Motorway at Junction 12, M9 Motorway at Kilcullen and train service from Kildare/Newbridge Stations.



ACCOMMODATION:

Entrance Hall:	4.74m x 1.97m	With laminate floor and storage.
Toilet:		With w.c., w.h.b., wood panel surround and tiled floor.
Sittingroom:	5m x 3.07m	With coving, laminate floor, wall lights and double doors leading to
Kitchen/Diningroom:	5.2m x 3.4m	With cream built-in ground and eye level presses, electric oven, extractor, ceramic hob, s.s. sink unit, plumbed, French doors to rear garden, tiled floor and surround.
<i>Upstairs:</i>		
Bedroom 1:	4.17m x 3.11m	With range of built-in wardrobes.
Bedroom 2:	3.42m x 3.21m	With range of built in wardrobes.
Bedroom 3:	2.8m x 2m	With built-in wardrobes and oak floor.
Hotpress:		Shelved with immersion.
Bathroom:	2.35m x 1.87m	With built-in closet, bath, w.c., w.h.b., fully tiled floor and walls.
		Folding attic stairs, partly floored with a light.



SPECIAL FEATURES

- PVC double glazed windows.
- Oil fired central heating.
- Walls pumped with insulation.
- Maintenance free brick/dashed exterior.
- PVC fascia/soffits.
- Metal garden shed.
- Gardens to front and rear, wooden deck and paved patio area.
- Build-in wardrobes in 3 bedrooms.
- Small cul-de-sac of 10 houses.

SERVICES:

Mains water, mains drainage, oil heating, alarm and electricity.

INCLUSIONS:

Carpets, curtains, blinds, lightfittings, oven hob, extractor and metal garden shed.

OUTSIDE:

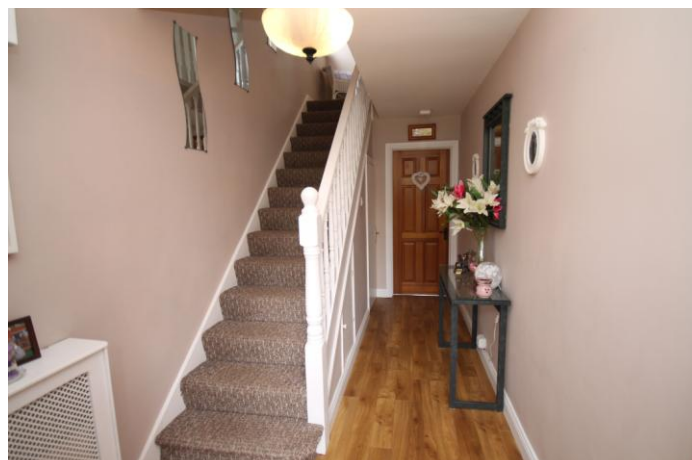
Gardens to front and rear, side access with gate, paved patio area, wooden deck, outside tap and metal shed with electricity.

SOLICITOR: Reidy Stafford, Solicitors, Newbridge.

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BER: C3 NO: 103638862

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



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