



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE WITH ATTIC ROOM

7 Ferns Crescent, Ferns Bridge, Monasterevin, Co. Kildare, W34 EW28

GUIDE PRICE: € 270,000

BER B3



PSRA Reg. No. 001536

**7 Ferns Crescent, Ferns Bridge,
Monasterevin, Co. Kildare, W34 EW28**

FEATURES:

- * c. 1,425 sq.ft. (c. 132 sq.m.)
- * Excellent condition throughout
- * Oil fired central heating
- * Double glazed windows
- * Attic room c. 250 sq.ft.
- * Overlooking a large green area
- * Easy access to bus, train and motorway
- * Walking distance of shops, schools and church
- * Only 35 minutes southwest of the M50

DESCRIPTION:

Ferns Bridge is a residential development built circa 15 years. No. 7 is a fine 3 bedroom semi-detached home with attic room overlooking a large green area. The house contains c. 1,425 sq.ft. (c. 132 sq.m.) of accommodation presented in good condition throughout with the benefit of oil fired central heating, central vacuum system, Monocouche exterior, PVC fascias/soffits and double glazed windows. Monasterevin is a provincial town located just off the M7 Motorway at Junction 14 on the banks of the River Barrow with schools, church and shops. The town is 34 miles southwest of the M50 with the benefit of bus service, M7 Motorway access at Junction 14 and train service from town direct to the City Centre. Kildare Town is 7 miles, Newbridge 12 miles.

AMENITIES:

Local amenities include;

- * Emo Court Parklands, period house and lake.
- * Kildare Retail Outlet Village - designer shopping at discounted prices.
- * National Stud and Japanese Gardens.
- * The Curragh, Naas & Punchestown Racecourses.
- * Kildare Town 7 miles and Newbridge 12 miles.

ACCOMMODATION:

Entrance Hall: 5.55m x 1.90m
With tiled floor and understairs storage.

Downstairs WC:
w.c., w.h.b. and tiled floor.

Sitting Room: 5.50m x 3.85m
Laminate floor, wooden fireplace with cast iron inset and double doors leading to;

Kitchen/Dining Room: 5.85m x 3.95m
Built in ground and eye presses, s.s. sink unit, plumbed, Whirlpool electric oven, ceramic hob, extractor unit, french doors to rear garden, tiled floor and surround.

UPSTAIRS

Bathroom:
w.c., w.h.b., bath and shower attachment, fully tiled floor and walls.

Bedroom 1: 4.00m x 3.62m
With laminate floor and built in wardrobes.

En-Suite:
w.c., w.h.b., electric shower, fully tiled floor and walls.

Bedroom 2: 4.35m x 2.90m
With built in wardrobes and laminate floor.

Bedroom 3: 2.80m x 2.80m
With built in wardrobes and laminate floor.

Hotpress:
Shelved with immersion.

Attic Space: 3.96m x 5.86m

OUTSIDE:

Concrete drive to front with gardens to front and rear in lawn. Side access with gate leading to walled in rear garden with barna shed.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

Ensor O'Connor, 4 Court Street, Enniscorthy, Co. Wexford.
T: 053 923 5234

BER: B3

BER NO: TBC

CONTACT:

Liam Hargaden

M: 086 2569750 T: 045-433550

E: liam@jordancs.ie



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