



SUPERB 3 BEDROOM TOWNHOUSE

17 WENTWORTH PLACE, JIGGINSTOWN, NAAS,
CO. KILDARE, W91 X98E

GUIDE PRICE: €230,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**17 WENTWORTH PLACE, JIGGINSTOWN,
NAAS, CO. KILDARE, W91 X98E**

FEATURES:

- Secure development with electric gates.
- Hardwood double glazed windows.
- Gas fired central heating with gas fire.
- 3 bedrooms and 3 bathrooms.
- C. 900 sq.ft. (c.83.6 sq.m.)
- Security alarm.

DESCRIPTION:

Wentworth Place is a modern residential development of 2 and 3 bedroom units situated in a quiet private setting behind electric gates. Built in 2003 in a courtyard style setting with approx.. 46 units set amid generous landscaped gardens and open space with designated carparking. The townhouse contains c. 900 sq.ft. (83.6 sq.m.) of accommodation with gas fired central heating, hardwood double glazed windows, gas fire, 3 beds, 3 bath, alarm and brick façade.

Excellent located in a quiet location just off the Newbridge Road within walking distance of Town Centre, schools, shops, pubs and restaurants. Commuters have the benefit of the bus route on Newbridge Road, Motorway access at Junction 10 and Train Service from Sallins direct to City Centre.

ACCOMMODATION:

Entrance hall: with wooden floor, coving.

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

Sittingroom: 4.75m x 4.42m with gas fire, wooden floor, coving, recessed lights and French doors to rear garden.

Kitchen: 2.93m x 2.06m plumbed, electric oven, ceramic hob, extractor, s.s. sink unit, granite worktops, built in ground and eye level presses, Indesit washing machine, Electrolux dishwasher, gas burner, Belling fridge/freezer, tiled floor and surround.

Upstairs:

Bedroom 1: 3.8m x 2.62m with built in wardrobes, wooden floor.

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

Bedroom 2: 3.8m x 2.7m

Bedroom 3: 3.1m x 2.8m

Bathroom: w.c., w.h.b., bath, heated towel rail, tiled floor and surround.

Hot Press: shelved with immersion.

OUTSIDE:

Accessed via electric gates to modern complex with generous open space, landscaped gardens and designated carparking.

SERVICES:

Mains water, mains drainage, gas fire heating, alarm

INCLUSIONS:

Integrated dishwasher, oven, hob, extractor, curtains, blinds, and light fittings

MANAGEMENT CHARGE: €1,125 per annum.

Management Company – Benchmark.

SOLICITOR: Richard Black, Clonee, Dublin 15

BER: D1 **Certificate No.** 104156237

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