





No. 56 Newberry,

| Castlemartin Lodge | Kilcullen | Co. Kildare | R56 XW88 |



108.52sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

No. 56 Newberry is ideally located on the outskirts of the beautiful village of Kilcullen. Its within minutes walk of renowned local primary and secondary schools, as well as having all the amenities of Kilcullen at hand including shops, beautiful restaurants, Artisan coffee shops and bakeries, Access to the M7 and M9 motorway is close by and Newbridge train station is a short drive making commuting to Dublin and surrounds an easy option. Kilcullen is also within a short drive of three world class racecourses, an array of golf and leisure clubs, nationally recognised shopping in the neighbouring towns of Naas and Newbridge and within close proximity to the renowned Kildare Village designer shopping destination. Castlemartin is a highly sought after housing estate.



DESCRIPTION:

Attractive brick fronted two storey residence extending to c. 108.52 sq.mts / 1168.1 sq.ft. The property is in very good condition and the décor is neutral in tone with features including a mix of wood and tiled flooring, shaker style kitchen with centre island & gas fired central heating. The bedrooms are generous in size with the master bedroom spanning the full width of the house. There are fitted wardrobes in the master bedroom, ensuite master, and family bathroom. The front drive has off street parking and the rear garden is walled with barna shed. This is a lovely family home in a much sought after development, viewing is advised.

ACCOMMODATION:

ENTRANCE HALL: 5.28m x 1.96m

LIVING ROOM: 5.27m x 3.59m

KITCHEN / BREAKFAST ROOM: 5.60m x 4.05m

UPSTAIRS

BEDROOM 1 MASTER: 5.06m x 3.83m

EN-SUITE: 1.91m x 1.45m

BATHROOM: 3.7m x 2.80m

BEDROOM 2: 3.49m x 2.92m

BEDROOM 3: 2.96m x 2.04m

With tiled floor & understairs W.C.

With feature fireplace with open fire. Wooden flooring & bay windows.

With shaker style fitted units, eye level double oven, five ring gas hob, centre island with under counter storage, tiled floor & splashback. Sliding patio doors to garden.

Landing with hotpress & attic access.

With fitted wardrobes & En-Suite.

With shower cubicle with electric shower, W.C. & W.H.B. Tiled floor & part tiled walls.

With corner bath, W.C. & W.H.B. Tiled floor & part tiled walls.



OUTSIDE:

New boiler installed.
New gas hob installed.
Cobble lock front drive.
Off street parking.
Side entrance.
Private rear garden.
Barna shed.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (116965666)

PRICE REGION:

€369,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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