

# No. 56 Newberry,

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









(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:**

**BEDROOM 2:** 

With tiled floor & understairs W.C. **ENTRANCE HALL:** 5.28m x 1.96m

LIVING ROOM: 5.27m x 3.59m With feature fireplace with open fire.

Wooden flooring & bay windows.

5.60m x 4.05m

KITCHEN / BREAKFAST ROOM: 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

**UPSTAIRS** Landing with hotpress & attic access.

**BEDROOM 1 MASTER:** 5.06m x 3.83m With fitted wardrobes & En-Suite.

**EN-SUITE:** 1.91m x 1.45m With shower cubicle with electric

shower, W.C. & W.H.B. Tiled floor & part

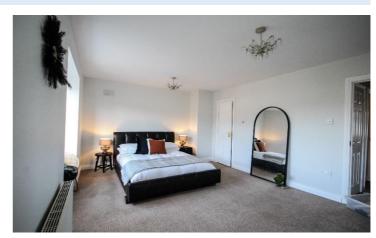
tiled walls.

**BATHROOM:** 3.7m x 2.80m With corner bath, W.C. & W.H.B. Tiled

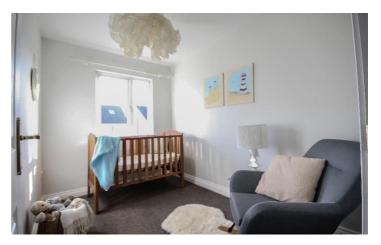
floor & part tiled walls. 3.49m x 2.92m

2.96m x 2.04m **BEDROOM 3:** 









#### **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



Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

**f**: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.