



EXCEPTIONAL DETACHED 4 BEDROOM RESIDENCE

14 THE PRIORY NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €395,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

14 THE PRIORY, NEWBRIDGE, CO. KILDARE

FEATURES:

- Gas fired central heating.
- Cobble loc drive.
- Red brick/dashed exterior.
- PVC fascias/soffits.
- PVC double glazed windows.
- Feature sunroom extension.
- Side access on both sides of house with gates.
- Walled in gardens to front and rear.
- Main bedroom with walk-in wardrobe and ensuite.
- High gloss fitted kitchen.
- Sought after modern development.
- Excellent central location.
- Underfloor heated porcelain tiled floor to kitchen/diningroom, sunroom and utility.

DESCRIPTION

The Priory is a prestigious residential development of 48 houses built in 2000 by J.P. Quinn & Sons, finished to a very high specification in an excellent central location close to town opposite Newbridge College and the river Liffey. Approached by a cobble loc drive to front with walled-in gardens to front and rear overlooking a large green area at the end of a cul-de-sac in a semi-circle of 12 houses. This home offers spacious living accommodation extending to c.1,650 sq. ft. (c.153.3 sq. m.) in good condition throughout with must be viewed to be appreciated. The house has the benefit of maintenance free red brick/dashed exterior, PVC double glazed windows, gas fired central heating, PVC fascia/soffits, walk-in wardrobe and ensuite to main bedroom, extended room to rear and oak fitted kitchen with appliances. This is a superb development within walking distance of schools, churches, banks, post office, pubs, restaurants and excellent shopping with such retailers as Tesco, Dunnes, Woodies, Newbridge Silverware, Supervalu, Lidl, Penneys, T.K. Maxx and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have an excellent road and rail infrastructure with the bus route available from town centre, M7 Motorway access at Junction 10 and train service direct to the City Centre. Local amenities include GAA, Rugby, soccer, fishing, horseriding, canoeing, golf, leisure centres, hockey, swimming and horse racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 4.34m x 2m. With oak floor, recessed lights, coving and understairs storage closet.

Sittingroom: 5.15m x 3.39m into bay windows with oak floor, coving, recessed lights, marble fireplace with tiled insert and gas fire.

Familyroom: 5m x 2.74m with coving recessed lights and built-in shelving unit.

Kitchen/Diningroom: 6.42m x 3.58m with underfloor heated porcelain tiled floor, built-in high gloss ground and eye level presses, s.s. sink unit, Bosch electric oven Bosch ceramic hob, extractor, recessed lights and tiled surround.

Sunroom: 4.58m x 3m with underfloor heated porcelain tiled floor, French doors to rear, recessed lights, vaulted ceiling and velux windows.

Utility: 2.56m x 1.83m with underfloor heated porcelain tiled floor, plumbed, fitted presses, s.s. sink unit, gas burner and tiled surround.

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

Upstairs:

Bedroom 1: 3.67m x 3.31m with spacious walk-in wardrobe.

Ensuite: Shower, w.c. w.h.b., recessed lights, tiled floor and surround.

Hotpress: shelved with immersion.

Bedroom 2: 4.25m x 2.72m with built-in wardrobes and recessed lights.

Bedroom 3: 3.35m x 3m.

Bathroom: 2.45m x 2m. Jacuzzi bath, w.c., vanity w.h.b., shower, recessed lights, tiled floor and walls.

Bedroom 4: 2.8m x 2.5m with built-in wardrobes.

OUTSIDE:

Approached by a cobble loc drive to front with gardens to front and rear in lawn with a selection of trees, flower beds, shrubs etc. Side access on both sides of house with gates. To the rear there is a paved patio area, walled in rear garden, outside tap, outside socket and garden shed.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating, electricity and alarm.

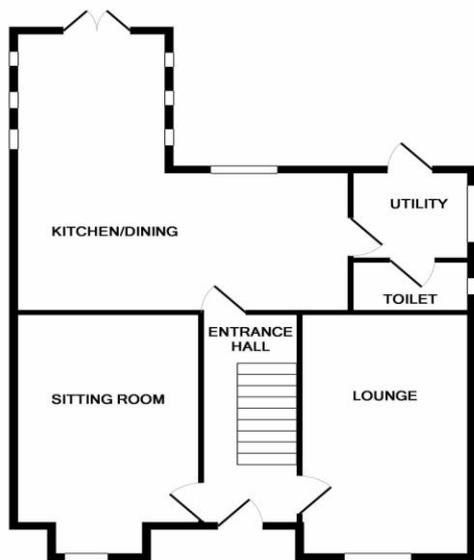
INCLUSIONS:

Carpets, blinds, oven, hob, extractor.

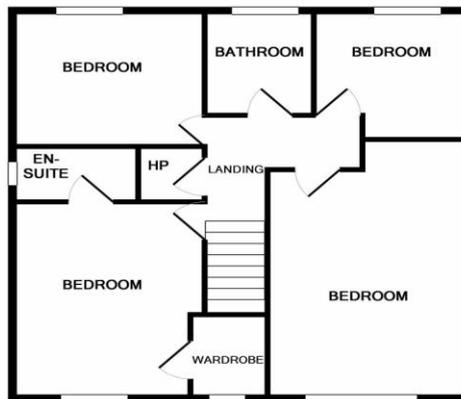
BER: D1

SOLICITOR:





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1644 SQ.FT. (152.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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