



**SUPERB 4 BEDROOM DETACHED  
EXTENDED RESIDENCE**

**BER B2**

**60 Kilbelin Abbey, Newbridge, Co. Kildare,  
W12 CK61**

**JORDAN** 

**Guide Price: € 399,500**

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

60 Kilbelin Abbey, Newbridge, Co. Kildare,  
W12 CK61

### FEATURES:

- \* Hardwood double glazed windows.
- \* Gas fired central heating.
- \* Cobble loc drive for 2 cars.
- \* c. 202.5 sq.m. (c. 2,180 sq.ft.).
- \* Very high specification throughout.
- \* Energy efficient property with recently installed condenser boiler.
- \* PVC fascias and soffits.
- \* Metal shed with electricity.
- \* Lean-to/bike storage area to side.
- \* Playcentre in rear garden.

### DESCRIPTION:

60 Kilbelin Abbey is a superb detached 2 storey residence built in 2007 containing c. 202.5 sq. m. (c. 2,180 sq. ft.) of accommodation presented in excellent condition. Approached by a cobble-loc drive to front with gardens to front and rear in lawn, side access with gates on both sides of house and metal shed. The property has the benefit of a part brick and moncouche rendered exterior, PVC fascia/soffits, hardwood double glazed windows, gas fired central heating, cobble-loc drive for 2 cars and alarm. Cream fitted kitchen with polished granite worktops.

### AMENITIES:

Local amenities include GAA, Rugby, soccer, fishing, horseriding, canoeing, golf, leisure centres, hockey, swimming and horse racing in the Curragh, Naas and Punchestown.

### ACCOMMODATION:

**Hallway** 4.93m x 2.04m  
marble tiled floor, understairs storage, cloak closet

**Sitting Room** 3.87m x 5.40m  
Into bay window with marble fireplace, inset stove and coving.

**Kitchen/Dining** 7.73m x 3.63m  
built in cream ground and eye level presses, polished granite worktops and splashback, stainless steel sink unit, Neff double oven, Neff integrated dishwasher, Neff ceramic hob, extractor, marble tiled floor and island unit.

**Living Room** 3.25m x 3.54m  
coving, laminate floor

**Sun Room** 3.63m x 3.00m  
marble floor, French doors to garden

**Utility Room** marble floor, gas burner, plumbed

**Toilet** marble floor, w.c., w.h.b.

### UPSTAIRS:

**Bedroom 1** 3.30m x 4.02m  
bay window, built in wardrobes

**En-Suite** shower, w.c., w.h.b., heated towel rail, fully tiled

**Hotpress** shelved with immersion

**Bedroom 2** 3.88m x 3.50m  
built in wardrobe

**Bathroom**  
bath, electric shower, w.c., w.h.b., fully tiled

**Bedroom 3** 3.78m x 3.25m  
built in wardrobe

**Bedroom 4** 3.43m x 3.25m  
built in wardrobe

**Attic Room 1** 3.96m x 3.90m  
eaves storage

**Attic Room 2** 4.36m x 2.78m  
2 walk-in closets and eaves storage

**Toilet** w.c., w.h.b., (ready for shower)

### OUTSIDE:

Approached by a cobble-loc drive for 2 cars with gated side access on both sides leading to rear garden with lawn. Metal shed with electricity. Outside tap and playcentre.

### SERVICES:

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

### INCLUSIONS:

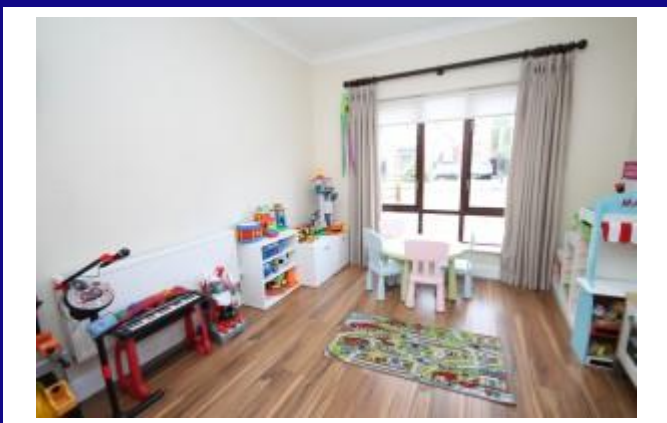
Carpets, blinds, extractor, dishwasher, electric double oven, hob, light fittings, fridge/freezer, play centre and metal garden shed.

BER: B2

BER NO: 112788468

### SOLICITOR:

Elaine Cox, Reidy Stafford, Moorefield Terrace,  
Newbridge, Co. Kildare





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Co. Kildare.**

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**[www.jordancs.ie](http://www.jordancs.ie)**



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