

FOR SALE BY PRIVATE TREATY



**SUPERB 4 BEDROOM SEMI DETACHED RESIDENCE
26 RYEVALE LAWNS,
LEIXLIP,
CO. KILDARE.**

GUIDE PRICE: €TBC

BER D2

DESCRIPTION

Ryevale Lawns is a mature development in a convenient location within walking distance of Leixlip town. No 26 is situated in a quiet cul-de-sac overlooking a green area. Extending to circa 140 sq. m (1507 sq.ft), it benefits from cobble-loc drive to front with parking for two cars, gated side access, PVC double glazed windows, PVC fascias and soffits and a walled-in rear garden.

Major local employers include Hewlett Packard and Intel while there are a selection of shops, schools, pubs and restaurants all within a short walk of the property. Louisa Bridge train station is also within walking distance providing speedy access to the city centre and the Town is also serviced by a Dublin Bus Route. The M4 Motorway is within a short drive providing easy access to the City Centre and excellent links to other road networks.



ACCOMMODATION:

Hall	7.52m x 1.9m	With oak floor and recessed lights.
Toilet		With tiled floor, w.c & w.h.b.
Sittingroom	5.05m x 3.31m	With oak floor, coving, pine fireplace with cast iron surround and inset gas fire.
Kitchen/Diningroom	7.86m x 3.06m	With oak floor, maple shaker-style built in ground & eye level units, electric oven, 4 ring gas hob, extractor, recessed lights, coving and stainless steel sink with tiled surround.
Utility	2.95m x 2.41m	With tiled floor, plumbed, stainless steel sink, fitted presses and gas burner.
<i>Upstairs:</i>		
Bedroom 1	5.13m x 3.38m	With built-in wardrobes.
En-suite		With tiled floor, w.c and w.h.b and electric shower.
<i>Showerroom:</i>		
Bedroom 2	4.57m x 2.64m	With built-in wardrobes.
Bedroom 3	3.3m x 2.96m	With built-in wardrobes.
Bedroom 4	3.05m x 2.43m	With built-in wardrobes.

SPECIAL FEATURES:

- Overlooking a large green area.
- PVC double glazed windows.
- PVC Fascias/soffits.
- Gated side access.
- Very convenient location.
- Situated in a mature development.
- Cobble-loc drive for 2 cars.
- Gas fired central heating.



OUTSIDE:

- Walled in rear garden.
- Barna shed to rear.

SERVICES:

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



CONTACT DETAILS:

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PRICE: €375,000

BER: D2

BER NO:106412778

Under the instructions of: **DUFF & PHELPS**

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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