



DOWLING PROPERTY

BER B3

3 Bed Semi In Show House Condition

57 Newberry, Castlemartin Lodge, Kilcullen, Co. Kildare

For Sale By Private Treaty



Located in this quiet cul-de-sac, is where you'll find one of the finest, 3 bedroomed, semi detached houses to come for sale in recent times. No. 57 is presented in show house condition throughout and is ready for its lucky new owners to "walk in and hang up their hat"!!

The accommodation extends to c.110 sq.mt. and boasts an impressive feature list including a recently upgraded stylish ivory kitchen, spacious master bedroom with en-suite, guest w.c. and gas heating with open fire. The real highlight is the rear landscaped, low maintenance garden with a wonderful patio area, rear feature wall and an attractive wooden shed.

Castlemartin has always proved popular with buyers due to its close proximity to both primary and secondary schools, new playground and sports centre. Just a 5 minute drive will find you at the M7/M9 leaving a short commute to the city. We must strongly advise that this superior home is top of your house hunting list. You will not be disappointed!!

A.M.V.: €269,950



The accommodation, which is bright and spacious, briefly consists of entrance hallway, guest w.c., sitting room, kitchen/breakfast room. Upstairs are 3 bedrooms (2 double and 1 single) master ensuite and family bathroom.

All amenities are located on your doorstep which include leisure facilities, shops, schools (St. Bridget's Primary School and the Cross & Passion College Secondary School), public transport systems and all major road networks including M7/M9 motorway.

Accommodation

Entrance Hallway	5.28m x 1.97m	A welcoming and spacious hallway with wooden floor, ceiling coving and phone point.
Guest W.C.	0.81 x 1.65m	W.c., wash hand basin and wooden floor.
Sitting Room (Max Measure Into Bay)	6.17m x 3.59m	A well porportioned and comfortable sitting room with attractive open fireplace with marble hearth. Feature bay window, ceiling coving, T.V. point. Double doors to kitchen.
Kitchen/Breakfast Room	5.63m x 4.08m	The heart of every home with its recently fitted stylish ivory kitchen with breakfast bar, built in oven and hob, wooden floor, part tiled back splash. Sliding door to outside patio.





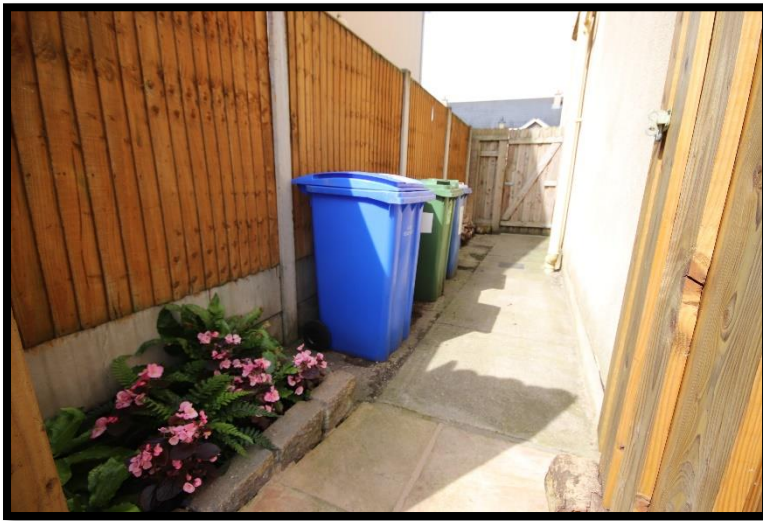
Upstairs - Landing	1.95m x 2.80m	Spacious landing with attic access and hotpress which is shelved for storage.
	5.04m x 4.21m	
Master Bedroom (Max Measure Into Bay Window)		A real highlight of these fine homes is the large master bedroom, complete with built in wardrobes, T.V. point, phone point and bay window.
En-Suite	1.97m x 1.45m	Step in shower with Triton electric shower, w.c., wash hand basin, tiled floor and part tiled walls,
Bed 2 (Rear)	3.49m x 2.95m	Double bedroom with carpeted floor.
Bed 3 (Rear)	2.95m x 2.06m	Singled bedroom.
Family Bathroom	3.65m x 2.77m	Tiled floor with part tiled walls, w.c., wash hand basin and large corner bath.
Outside - Front		Off street parking for 2 cars on a cobble lock driveway. Landscaped flower bed with vibrant flowers and shrubs. Gated side entrance.



Rear Garden	7.45m x 15.34m	Professionally landscaped with low maintenance design and is certainly a real "show stopper". This rear garden ozzess tasteful design with large sandstone patio area, well kept lawn and is part walled and fenced. A clever gated side area hides the bins and front access. Outside tap, large barna shed.
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Features

- * Show House Condition Throughout
- * Recently Fitted Kitchen
- * Superb Landscaped Gardens Front & Rear
- * Off Street Parking x 2 Cars
- * Large Master Bedroom With En-Suite
- * Guest W.C.
- * Attic Suitable For Conversion
- * Accom Extends C.110 Sq.Ft.



- * Alarmed
- * Gas Heating With Open Fireplace
- * Walking Distance To Primary & Secondary Schools
- * 5 Minute Drive To M7/M9
- * Wheel chair access to rear





Viewing: Tel: 045 482189, strictly by prior appointment.

Negotiator: John J Dowling

Price: €269,950 to include carpets, curtains, blinds, oven & hob, dishwasher, fridge/freezer, washing machine, dryer, light fittings and barna shed.

Directions: From Kilcullen proceed out the Newbridge road, past school on left and entrance to sport center on Left, take the next left.

Disclaimer

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