



SUPERB DETACHED 4 BEDROOM RESIDENCE

41 Walshestown Abbey, Newbridge, Co. Kildare W12 R584

GUIDE PRICE: € 430,000

BER C3



PSRA Reg. No. 001536

41 Walshestown Abbey, Newbridge, Co. Kildare W12 R584

FEATURES:

- Brick & Monocouche coloured render exterior.
- Hardwood double glazed windows.
- Built in 2004.
- Security Alarm.
- South west facing rear garden.
- Garden front & rear.
- Wooden deck and barna shed.
- c. 1,950 sq.ft. of spacious accommodation.
- Small development of 50 detached houses.

DESCRIPTION:

Walshestown Abbey is a much sought after prestigious modern residential development of detached houses on the Athgarvan Road from Newbridge c. 1 mile from the town. Nestled in a quiet cul-de-sac, this is an ideal family home offering spacious light filled accommodation. Built in 2004 the property is finished to a high standard presented in good condition throughout with 1,950 sq.ft. of living space. Features including brick/monocouche rendered exterior, hardwood double glazed windows, gas fired central heating and south west rear garden.

Newbridge offers a wealth of amenities on your doorstep including excellent educational recreational and shopping facilities including Tescos, Dunnes Stores, Woodies, D.I.D. Electrical, T. K. Maxx, Penneys and the Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. Recreational facilities closeby include Golf, Fishing, Canoeing, Horse Riding, GAA Soccer and Rugby to name but a few. Commuters have the benefit of the bus route, M7 Motorway access and commuter rail service direct to Heuston Station.

ACCOMMODATION:

Entrance Hall: 3.35m x 4.12m
With coving, tiled floor.

Sitting Room: 5.80m x 3.65m
Oak wooden floor, french doors, marble gas fireplace, coving.

Living Room: 4.75m x 4.65m
Oak wooden floor, coving, bay window.

Toilet:
Shower, w.c., w.h.b., tiled floor.

Kitchen/Dining Room: 6.25m x 4.80m
Tiled floor & surround, stainless steel sink, french doors, Whirlpool integrated dishwasher, pine built in ground and eye level units.

Utility Room:
Gas burner, plumbed, tiled floor, fitted presses.

UPSTAIRS

Bedroom 1: 4.78m x 3.98m

En-Suite:
With w.c., w.h.b., electric shower, fully tiled.

Hotpress:

Bathroom:
With bath, shower attachment, w.c., w.h.b., fully tiled.

Bedroom 4: 4.80m x 3.00m

Bedroom 2: 4.85m x 3.40m

Bedroom 3: 3.50m x 2.55m
Built in wardrobe.

OUTSIDE:

Gardens to front and rear, side access with gate, outside tap, barna shed, wooden deck and outside socket.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C3

BER NO: 108020017

CONTACT:

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