



EXCEPTIONAL DETACHED 5 BEDROOM BUNGALOW ON C. 1/3 ACRE

45 THE VILLAGE, GREEN ROAD, NEWBRIDGE, CO. KILDARE

Guide Price: €450,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

45 THE VILLAGE, GREEN ROAD, NEWBRIDGE, CO. KILDARE

DESCRIPTION:

The Village is a mature residential development of c. 38 detached houses in a quiet cul de sac just off the Green road. No. 45 is situated at the end of the development on a generous 1/3 Acre landscaped site enclosed by trees and hedges providing a private oasis offering a haven of peace and tranquillity in a town centre location. Approached through cast iron gates to a gravel drive with gardens laid out mainly in lawn with paved patio area, detached garage and pond, all enclosed by trees and hedges. Built in 1987 extending to c. 215 sq. m. (c. 2,314 sq. ft.) of spacious well proportioned light filled accommodation with PVC double glazed windows, gas fired central heating, built-in wardrobes in 4 bedrooms and ensuite to master bedroom.

Centrally located in a sought after location off the Green Road only a short walk from the town centre which offers an excellent array of facilities with banks, restaurants, pubs, schools and superb shopping to include T.K. Maxx, Penneys, Dunnes, Tesco, Woodies, Lidl, Supervalu, D.I.D. Electrical, Michael Murphy Home Furnishings, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets foodcourt and cinema.

AMENITIES:

GAA, golf, soccer, rugby, horse riding, leisure centres, hockey, swimming, basketball, fishing, canoeing and horse racing in The Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 6.15m x 3m with coving and cloak closet.

Toilet: w.c., w.h.b., fully tiled floor and walls.

Sittingroom: 4.88m x 6.66m into bay window with coving, wall lights, marble fireplace with cast-iron and tiled inset (gas fired).

Diningroom: 6m x 3.4m with marble fireplace, cast-iron and tiled inset, laminate floor, coving, wall lights and French doors to garden.

Kitchen: 5.53m x 3.65m with cream built-in ground and eye-level presses, s.s. sink unit, 5 ring gas hob, Bosch double oven, extractor unit, plumbed, tiled floor and surround.

Office: 3.12m x 2.4m

Familyroom: 4.2m x 3.12m with gas fire with marble surround and hearth.

Utility: plumbed, fitted presses, s.s. sink unit, tiled floor and surround.

Bedroom 1: 6.8m x 3.32m with built-in wardrobes including ensuite with w.c., w.h.b., bidet, electric shower and fully tiled floor and walls.

Bedroom 2: 4.84m x 3m with interconnecting access to toilet.

Bedroom 3: 3.65m x 3.65 with built-in wardrobes and vanity w.h.b.

Bedroom 4: 4.25m x 3.33m with built-in wardrobes and vanity w.h.b.

Bedroom 5: 3m x 3m with built-in wardrobes and vanity w.h.b.

Bathroom: bath with shower attachment, w.c., w.h.b., bidet, fully tiled floor and walls.

FEATURES:

- Mature private site of c.1/3 Acre.
- Detached garage (c. 200 sq.ft.).
- PVC double glazed windows.
- Gas fired central heating.
- c.215 sq. m. (c.2,314 sq. ft.)
- Sought after location off the Green Road.
- Small residential development of detached houses.
- Walking distance of town centre.
- Easy access of Motorway, bus and train
- Excellent shopping, educational and recreational facilities closeby.

OUTSIDE:

Approached through cast-iron gates to a gravel drive the site stands on c. 1/3 Acre mainly in lawn with paved patio area, barna shed and pond all enclosed by trees and hedges. Detached garage 5.76m x 3.36m with electricity, shelving and up and over door. Tool shed/boiler house with gas burner. Side access on both sides of house with cast-iron gates.

SERVICES:

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

SOLICITOR:

Aylmer Becker Campion Solicitors
2nd Floor, Iceland House,
Arran Court
Smithfield
Dublin D07E 76E

INCLUSIONS:

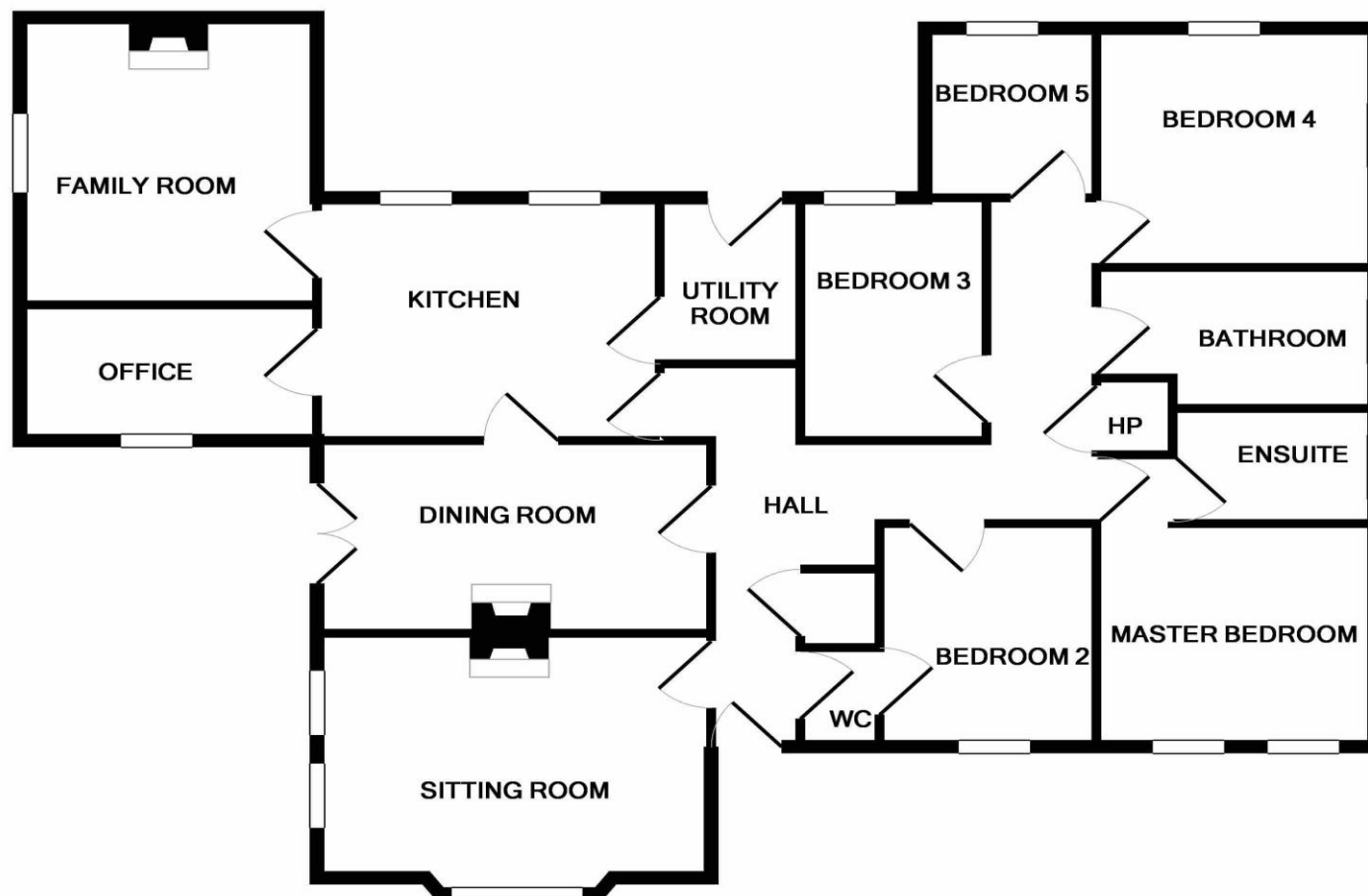
Carpets, curtains, light-fittings, oven, hob, extractor and barna shed

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TOTAL APPROX. FLOOR AREA 2314 SQ.FT. (215.0 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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TRANSPORT:

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Junction 12, bus route on Green Road and train service direct to City Centre



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JORDAN



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