



**SUPERB 5 BEDROOM DETACHED  
RESIDENCE**

**13 STANDHOUSE ROAD, NEWBRIDGE,  
CO. KILDARE, W12 A407**

**GUIDE PRICE: € 300,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

13 STANDHOUSE ROAD, NEWBRIDGE,  
CO. KILDARE, W12 A407

### FEATURES:

- Hardwood double/single glazed windows.
- C. 1,850 sq. ft. (c. 171.95 sq. m.)
- PVC fascia & soffits
- Oil fired fuel central heating
- Walking distance to town centre
- Hardwood larch floors in hall & Bedroom 1/Study

### DESCRIPTION:

13 Standhouse Road is a spacious detached residence situated in a mature cul-de-sac in a very central location close to the Town Centre. This is an ideal family home presented in good condition throughout and contains c. 1,850 sq. ft. (c. 171.95 sq. m.) of spacious accommodation with features including hardwood double glazed windows, hardwood feature doors and surround downstairs, PVC fascia and soffits and oil fired central heating.

### LOCATION:

Located only a short stroll from the Main Street with banks, post office, pubs, restaurants, schools and churches within walking distance. For the shopping enthusiast there is Penneys, Dunnes Stores, Tesco, T.K. Maxx, Newbridge Silverware, D.I.D. Electric and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. The town also benefits from a good road and rail infrastructure with the M7 Motorway at Junction 12, bus route available from the Main Street and commuter rail service from the town direct to the city centre.

### ACCOMMODATION:

**Hallway** 2.90m x 4.92m  
Hardwood larch floor.

**Sitting Room** 5.44m x 4.18m  
Mahogany surround fireplace with marble inset and hearth, coving and double doors to

**Dining Room** 3.63m x 4.20m  
Coving.

**Kitchen** 3.65m x 3.18m  
Oak built in ground and eye level presses, s.s. sink unit, tiled surround, extractor, electric Whirlpool oven and Creda ceramic hob.

**Utility/Toilet** 2.74m x 3.72m  
Toilet, plumbed, shelving, fitted presses.

**Bedroom 1** 4.20m x 3.15m  
Built in wardrobe.

**Bedroom 2** 3.18m x 2.08m  
Built in wardrobe.

**Bedroom 3** 3.22m x 2.16m

**Bedroom 4** 3.22m x 2.72m  
Built in wardrobe.

**Bedroom 5/Study** 2.58m x 4.42m  
Hardwood larch floor.

**En-Suite**  
W.c., w.h.b., wet room shower, fully tiled, underfloor heating.

**Bathroom**  
Bath with shower attachment, w.c., w.h.b., tiled walls.

**Attic Room** 5.60m x 2.68m  
Shower.

**Hotpress**  
Shelved with immersion.

### OUTSIDE:

Cutstone front boundary wall. Gardens to front and rear mainly in lawn with flower beds, vegetable garden with fruit trees, tarmac drive, side access with gate, Barna Shed and Green House. Outdoor lighting front and rear and outdoor water point.

### SERVICES:

Mains water, mains drainage, refuse collection, wired for alarm and oil fired central heating.

### INCLUSIONS:

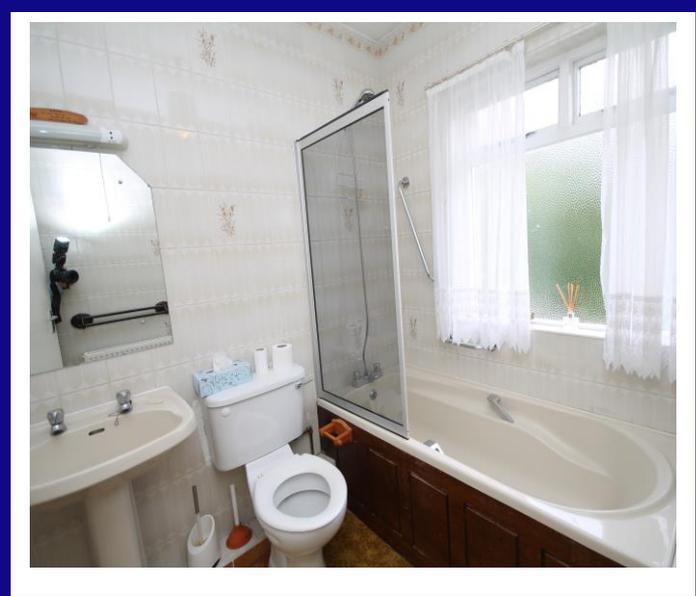
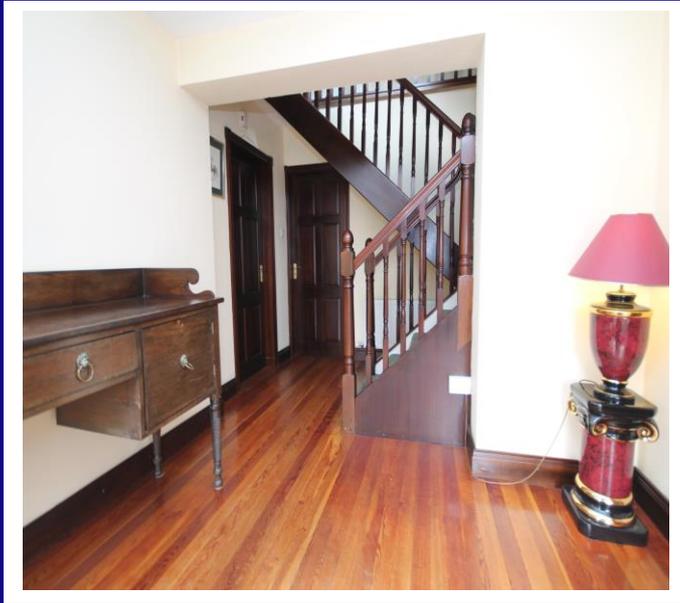
Window blinds, curtains, carpets, light fittings, extractor, oven, hob, Barna shed and Green House.

BER: D2 BER NO: 112578497

**SOLICITOR:** Reidy Stafford, Newbridge.

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