



**BER C1**

**MAGNIFICENT DETACHED 4 BEDROOM RESIDENCE  
ON LARGE CORNER SITE**

9 THE COURT, WALSHSTOWN PARK, WALSHSTOWN,  
NEWBRIDGE, CO. KILDARE

**GUIDE PRICE: €425,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

9 THE COURT, WALSHESTOWN PARK,  
WALSHESTOWN, NEWBRIDGE, CO.  
KILDARE

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### FEATURES:

- Double glazed windows.
- Pine fitted kitchen with granite worktops and island.
- Large corner site.
- Cul-de-sac of 17 houses overlooking a green area.
- Superb external games room c.437 sq. ft.
- Cobble loc drive for 2 cars.
- Large wooden deck to rear.
- Spacious c.1,878 sq. ft. (c.174.5 sq. m.).
- Built-in wardrobes in 4 bedrooms.
- Showhouse condition throughout.
- Sandstone and monocouche rendered exterior.

### DESCRIPTION

Walshestown Park is a modern residential development of semi-detached and detached houses built in 2006 at Walshestown on the outskirts of town. Situated in a semi circle of 17 houses overlooking a large green area. Approached by a large cobble loc drive for 2 cars to front, side access on both sides of house with gates, leading to rear garden mainly in lawn with large wooden deck and separate games room. The property was built in 2006 presented in showhouse condition throughout offering well proportioned spacious living accommodation extending to c.1,878 sq. ft. (c.174.5 sq. m.) with features including double glazed windows, maintenance free exterior with sandstone and coloured render facade, pine fitted kitchen with granite worktops and island, built-in wardrobes in 4 bedrooms, solid fuel central heating with the option of natural gas fired central heating. This is an ideal family home in an excellent sought after location on a large corner site with a superb separate games room to rear which must be viewed to be appreciated.

### AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

### ACCOMMODATION:

Entrance Hall: 3.27m x 2.7m

With understair storage, coving, tiled floor and recessed lights.

Sittingroom: 5.86m x 4.16m

With semi-solid Walnut floor, coving, bay window, fireplace, gas fire and wall lights.

Kitchen/Breakfastroom: 5.18m x 4.56m

With pine built-in ground and eye level presses, Zanussi gas hob, Neff double oven, extractor unit, island unit with sink, polished granite worktops, Neff integrated dishwasher, tiled floor.

Utility: 4.56m x 1.68m

Including toilet, plumbed, tiled floor.

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

Livingroom/Diningroom: 7.m x 3.62m

With coving, solid fuel stove, laminate floor and 2 sets of French doors leading to wooden deck and rear garden.

### *Upstairs:*

Hotpress: Shelved with immersion.

Bedroom 1: 4.17m x 3.73m

With range of built-in wardrobes.

Ensuite: w.c., w.h.b., tiled floor, wood panel surround, fitted presses and pump shower.

Bedroom 2: 4.18m x 4m

With range of built-in wardrobes and laminate floor.

Bedroom 3: 3.4m x 3.08m

With range of built-in wardrobes and laminate floor.

Bedroom 4: 4.6m x 2.7m

With built-in wardrobes and laminate floor.

### OUTSIDE:

Approached by a cobble loc drive to front for 2 cars with side access on both sides of house with gates leading to large corner rear garden mainly in lawn with large wooden deck, leading from the house to a superb games room. Games room: 7m x 5.8m with wood panel walls and laminate floor. There is also outside tap, barna shed and metal fuel store.

### SERVICES:

Mains water, mains drainage, refuse collection, alarm, solid fuel central heating with the option of natural gas fired central heating.

### INCLUSIONS:

Dishwasher, hob, double oven, extractor, carpets, curtains, blinds, light fittings, barna shed and metal fuel store.

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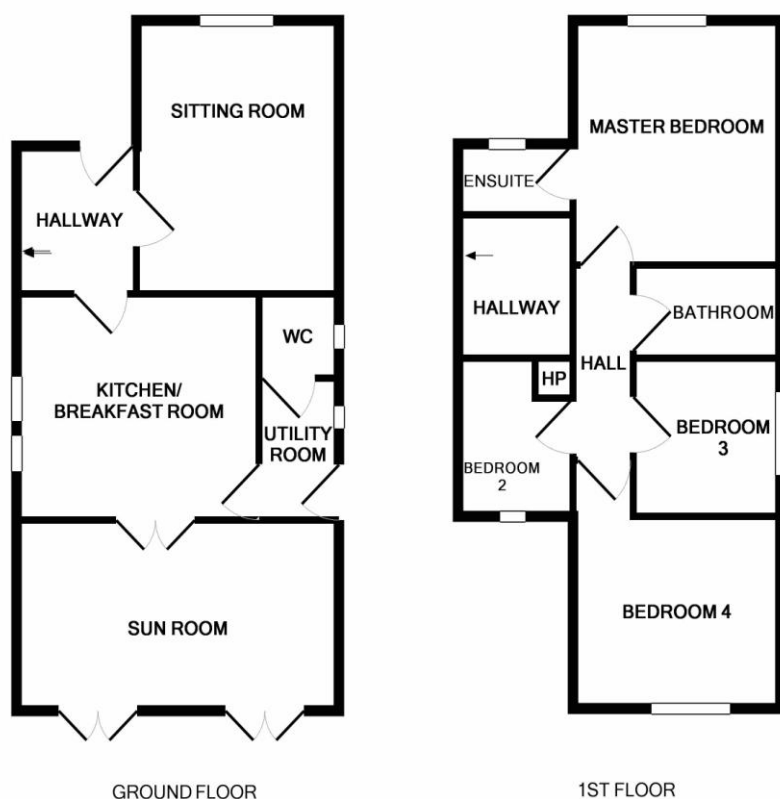
### SOLICITOR:

Coughlan White, Moorefield Road, Newbridge.









TOTAL APPROX. FLOOR AREA 1878 SQ.FT. (174.5 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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