

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Reilly



43 Newberry,
Castlemartin Lodge,
Kilcullen,
Co. Kildare,
R56 KW93.

sherryfitz.ie

BER B3



Sherry FitzGerald O' Reilly are pleased to bring to market 43 Newbury. This is a spacious 3 bed roomed semi-detached home with attic conversion, in a perfect location in Kilcullen town. This home has been lovingly maintained by the current owners, with many updates having been completed in the past three years, including the attic conversion,

In a quiet cul de sac, facing a green area, this home is beside many of Kilcullen's amenities, the playground, GAA club, Pitch and putt club, AFC, community centre, and the local primary school. From here it is a 10 minute walk to the centre of town, with its many shops, cafes, bars and restaurants.

Kilcullen affords easy access to the M9, has regular bus services to Dublin and Kilkenny and is just a 10 minute drive to the commuter rail service in Newbridge.

This property offers gracious and well-proportioned accommodation, comprising hallway, living/dining room, guest wc, kitchen. Floor 1- 3 bedrooms (one with en-suite), and a family bathroom, Floor 2 – Attic room.



Accommodation

Entrance Hallway 5.33m x 1.88m (17'6" x 6'2"): The welcoming hallway offers a porcelain tile floor with carpet to stairs and understairs storage

Sitting/Dining Room 10m x 3.56m (32'10" x 11'8"): Very spacious comfortable room of dual aspect, with a bay window to front and triple glazed French doors to the decking outside. It features an open fire with granite fireplace and wooden surround. With spotlighting overhead and newly installed laminate floor with matching skirting. Both entrance doors to the sitting room are newly installed architectural door sets.

Kitchen 6.11m x 2.66m (20'1" x 8'9"): The kitchen is full of light with a large Velux window overhead. It is fitted with a generous selection of shaker style cabinets in two tones, all topped with a superb granite counter. It includes a cooker with ceramic hob and two ovens and is plumbed for a washing machine. With porcelain tile floor and newly installed triple-glazed French doors to garden.

Guest WC 1.47mx 0.73m (4'10"x 2'5"): With wc, wash basin and tiled floor.

First floor - Landing 6.4m x 1.95m (21' x 6'5"): The stairs and landing have a carpet floor. With hotpress off and open office to front.

Bedroom 1 1.15m x 3.32m (.49'3" x 10'11"): Generous double bedroom with front aspect. It has a box bay window and fitted wardrobes with a newly installed laminate floor.

En-Suite 1.81m x 1.44m (5'11" x 4'9"): Tastefully decorated with mosaic tiling to walls and porcelain tile floor. It features a suite of wc, wash basin and corner shower unit with electric shower.

Bedroom 2 3.43m x 2.86m (11'3" x 9'5"): Spacious double with views to rear, newly installed triple glazed window. It includes fitted wardrobe, tv point and oak floor.

Bedroom 3 2.87m x 2.04m (9'5" x 6'8"): This is a single room with fitted storage presses, tv point, shelving and oak floor, newly installed tripled glazed window.

Bathroom 3.62m x 2.75m (11'11" x 9'): This bathroom has been recently refurbished. It includes a large shower cabinet with rainfall shower and riser, wc and wall hung vanity unit. With contemporary tiling to floor and walls.

Floor 2 -Landing 1.93m x 0.94m (6'4" x 3'1"):

Attic Room 5.05m x 4.48m (16'7" x 14'6"10"): This is a large bright space with two Velux windows, a grey oak laminate floor, fitted shelving, tv point and attic access.

Outside Steel Shed 3m x 3m (9'10" x 9'10"): With shelving.

Garden to the front the cobblelock drive accommodates one car off street and a wall mounted electric car charger. The rear garden features a composite deck, paving and raised beds filled with a variety of shrubs and trees such as maple, roses, bay and birch.

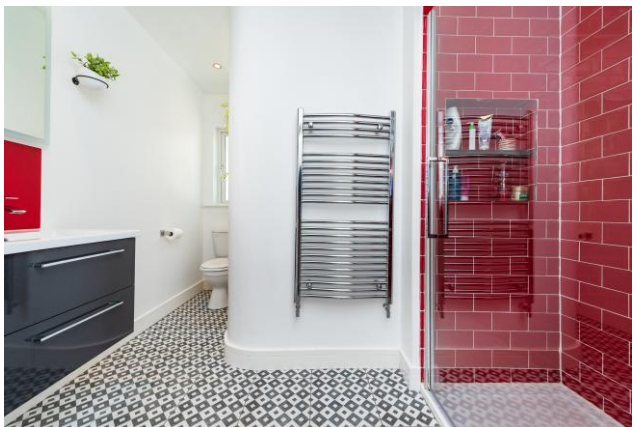




Special Features & Services

- Built circa 2002
- Extends to a generous 135m2 approximately of accommodation
- Inviting family home in prime location.
- Cul de sac setting facing green area.
- Gas fired central heating.
- Triple glazed windows throughout.
- Composite front door.
- Extra insulation to front.
- Electric car charger .
- Family bathroom remodelled in 2022.
- uPvc soffit and fascia.
- Low maintenance exterior of brick and dash.
- Low maintenance gardens with composite decking (2022).
- All carpets, curtains, light fittings and blinds included.
- Easy walking distance to the GAA, AFC, pitch and putt club, playground and community centre.
- Short walk to the centre of town, local primary and secondary schools.
- 10 km from Naas and 6km from Newbridge with easy access to the N9 motorway to Dublin City.

BER BER B3, BER No. 105744932





NEGOTIATOR

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DIRECTIONS

In Kilcullen town, take the R413, direction Newbridge. Pass the primary school and the community centre, taking the next left into Cnoc na Greine Avenue, then right onto Newbury. Turn left, then left again, then right at the green. Number 43 will be the tenth house on the left.

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