



SUPERB DETACHED 4 BEDROOM RESIDENCE.

**8 HAWTHORN CLOSE, NAAS ROAD, NEWBRIDGE,
CO. KILDARE**

GUIDE PRICE: €270,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

8 HAWTHORN CLOSE, NAAS ROAD,
NEWBRIDGE, CO. KILDARE.

FEATURES:

- PVC double glazed windows.
- Oil fired central heating.
- Small cul de sac of 16 houses.
- Adjacent to church and schools.
- Good road and rail infrastructure.
- Excellent educational, recreational and shopping facilities.
- Extended to c.1,440 sq. ft. (c.134 sq. m.).

DESCRIPTION:

Situated in a very central location in town only a short walk from the Main Street, positioned just off the Naas Road in a quiet cul de sac of 16 houses. The property is adjacent to church, primary school and secondary schools.

Built in the mid 1960's containing c.1,440 sq. ft. (c.134 sq. m.) of accommodation with part brick façade, PVC double glazed windows, oil fired central heating, gardens to front and rear mainly in lawn enclosed by hedges.

Newbridge has a wealth of facilities closeby with pubs, restaurants, banks and shopping to include T.K. Maxx, Penneys, Tesco, Dunnes, Woodies, D.I.D. Electric, Lidl, Supervalu, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets foodcourt and cinema. Commuters have the benefit of bus route from Naas Road, M7 Motorway access at Junction 10 and train service direct to City centre.

AMENITIES:

Local amenities include rugby, GAA, soccer, tennis, hockey, basketball, swimming, golf, horse riding, canoeing and racing in Naas, Punchestown and the Curragh.

ACCOMMODATION:

Entrance Hall: 5.28m x 2.18m. With understairs storage and wooden floor.

Sittingroom: 3.95m x 4m with marble fireplace and wall lights.

Diningroom: 3.9m x 2.6m.

Kitchen: 5.9m x 2.7m with built-in ground and eye level presses s.s. sink unit and tiled surround.

Utility/Pantry: 2.45m x 1.5m Plumbed.

Garage: 5.42m x 2.37m.

Upstairs:

Bedroom 1: 3.8m x 4m. With wooden floor, double built-in wardrobes and w.h.b.

Bedroom 2: 4m x 3.2m. With built-in wardrobes.

Bedroom 3: 3m x 2.7m With built-in wardrobes.

Bedroom 4: 2.9m x 2.7m.

Bathroom: Bath with shower attachment and w.h.b.

Separate Toilet.

OUTSIDE:

Driveway to front with gardens to front and rear mostly in lawn enclosed by hedges. Side access with gate and boiler house to rear.

SERVICES:

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

INCLUSIONS:

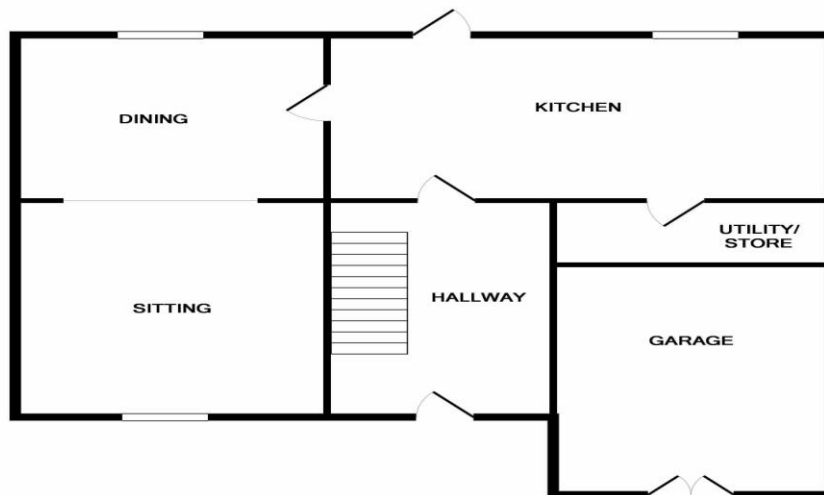
Carpets, curtains and blinds.

BER: E1

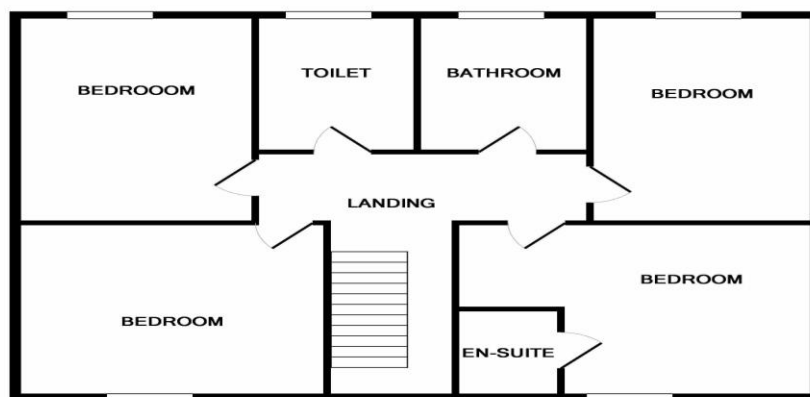
SOLICITOR:

Bayes & Co., 155 King Street North, Dublin 7.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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