



SUPERB DETACHED 4 BEDROOM BUNGALOW

1 ABBEY MANOR, ROSEBERRY, NEWBRIDGE, CO. KILDARE, W12 P218

GUIDE PRICE: € 400,000



PSRA Reg. No. 001536



FOR SALE BY PRIVATE TREATY

**1 Abbey Manor, Roseberry, Newbridge,
Co. Kildare, W12 P218**

DESCRIPTION:

1 Abbey Manor is a fine detached 4 bedroom bungalow situated in a central location adjacent to Newbridge College and only a short walk from the Town Centre. Built in 2000 extending to c. 170 sq.m. (c. 1,830 sq.ft.) of spacious well-proportioned accommodation presented in excellent condition throughout.

Approached by a large cobble loc to front, walled in rear garden with paved patio area, PVC fascias/soffits, gas fired central heating, built block garden shed, PVC double glazed windows, built in wardrobes in 4 bedrooms and low maintenance brick/dashed exterior.

Excellent located close to schools, shops, restaurants, post office, banks, pubs, Whitewater Shopping Centre, Penneys, Tesco, TK Maxx etc. An excellent road and rail infrastructure is at hand with bus route from Main Street, 10 minute walk from train station and M7 motorway access at Junction 10.

This is an ideal family home offering spacious living accommodation in a central location which must be viewed to be appreciated.

ACCOMMODATION:

Entrance Hall 14.50m x 1.80m
With coving and tiled floor.

Sitting Room 5.58m x 5.00m
Marble fireplace with insert stove, oak floor and coving.

Kitchen/Dining 6.06m x 4.16m
Built in ground eye level presses, s.s. sink unit, tiled floor, Hotpoint electric hob, Hotpoint electric oven and tiled surround.

Utility Room 3.30m x 2.00m
Tiled floor, plumbed, fitted presses and the gas burner.

Family Room 4.05m x 4.02m
Maple floor and coving.

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

Hotpress
Large hotpress shelved.

Bedroom 1 4.15m x 3.95m
Laminate floor and walk in wardrobe.

En-suite
w.c., vanity, w.h.b., fitted press, electric shower, fully tiled floor and walls.

Bedroom 2 3.00m x 2.58m
With laminate floor and mirrored sliding wardrobes.

Bedroom 3 3.00m x 2.58m
Laminate floor and mirrored sliding wardrobes.

Bedroom 4 3.00m x 2.58m
Laminate floor and mirrored sliding wardrobes.

Bathroom 2.56m x 1.76m
w.c., vanity, w.h.b., press, bath, electric shower, fully tiled floor and walls.

Attic Space
Folding attic stairs to attic with light.

FEATURES:

- * Gas fired central heating.
- * PVC double glazed windows.
- * Low maintenance brick & dashed exterior.
- * PVC fascia/soffits.
- * Large cobble loc drive to front.
- * Walled in rear garden (not overlooked).
- * Very central location close to town.
- * c. 170 sq.m. (c. 1,830 sq.ft.) of spacious accommodation.
- * Presented in excellent condition throughout.

OUTSIDE:

Approached by a large cobble loc drive to front, the entire site is walled in with side access on both sides of house with gates. Paved patio area to rear, outside tap, rear garden in lawn and block shed (4.55m x 4.55m) with shelving and electricity.

SERVICES:

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

SOLICITOR:

Brian McGrath, Burns Nowlan LLP, 31 Main Street, Newbridge, Co Kildare

INCLUSIONS:

Oven, hob and light fittings.

BER: C3

BER NO: 112908082

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