



**EXCEPTIONALLY SPACIOUS 4 BED DETACHED RESIDENCE
IN AN EXCLUSIVE DEVELOPMENT**

No. 22, Hawthorn Wood, Suncroft, The Curragh, Co. Kildare, R56DP20

GUIDE PRICE: € 470,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

No. 22, Hawthorn Wood, Suncroft, The Curragh, Co. Kildare, R56DP20

DESCRIPTION:

Hawthorn Wood is an exclusive development of just twenty four detached homes located in the charming village of Suncroft. Situated in the heart of bloodstock country, the village boasts a primary school, church, shops and licensed premises. Hawthorn Wood is just five minutes from the M7 and M9 motorway routes and just ten minutes drive from Newbridge, Kilcullen and Kildare.

Number 22 Hawthorn Wood is a superb 4 bedroom detached property situated in a cul-de-sac of just 4 houses. It is exceptionally spacious, extending to circa 2,500 sq. ft. and benefits from 9 ft. ceilings and a high quality finish. There is a gravel drive to front, gated side access on both sides and enclosed rear garden.

AMENITIES:

Local amenities include GAA, rugby, soccer, tennis, canoeing, fishing, hockey, athletic, horse riding, golf and horse racing at the Curragh, Naas and Punchestown.

ACCOMMODATION:

Hallway 2.20m x 7.10m (7.22ft x 23.29ft)
Oak floor, coving recess, alarm, understairs storage.

Sitting Room 7.65m x 4.35m (25.10ft x 14.27ft)
Polished sandstone fire, bay window, oak floors, coving.

Office 4.00m x 2.55m (13.12ft x 8.37ft)
Oak floor, coving.

Toilet
w.c., w.h.b., porcelain tiled floor.

Kitchen/Dining/Living 9.36m x 7.37m (30.71ft x 24.18ft)
Porcelain tiled floor, cream built in ground and eye level presses, s.s. sink unit, island unit, polished sandstone fireplace, french doors, Belling integrated fridge/freezer, 2 electric ovens, Nordmende hob, cooker hood, Nordmende integrated dishwasher.

Utility Room
Plumbed, s.s. sink unit, porcelain tiled floor, built in ground and eye level cream presses.

UPSTAIRS:

Bedroom 1 4.67m x 5.53m (15.32ft x 18.14ft)
Walk in wardrobe.

En-suite
Porcelain tiled floor, w.c., w.h.b., shower.

Hotpress
Shelved with immersion.

Bedroom 2 3.75m x 3.40m (12.30ft x 11.15ft)
Built in wardrobes.

Bathroom
w.c., w.h.b., bath with shower attachment and shower

Bedroom 3 3.40m x 4.45m (11.15ft x 14.60ft)
Built in wardrobes.

Bedroom 4 3.75m x 3.15m (12.30ft x 10.33ft)
Built in wardrobes.

FEATURES:

- * 9 ft. ceilings
- * Gravel drive
- * Gardens front and rear
- * Double glazed windows
- * c. 2,500 sq. ft.
- * Oil fired central heating

OUTSIDE:

There is a gravel drive to front, gated side access on both sides and enclosed rear garden.

SERVICES:

Mains water, mains sewerage, electricity, oil fired central heating, broadband.

SOLICITOR:

Hayes Solicitors, 6 Lavery House, Dublin 2, Co. Dublin, Ireland, D02 T625

INCLUSIONS:

TBC

BER: B3

BER NO: 101453637

CONTACT: Mark Neylon

M: 085-1226720 **T:** 045-433550







**Edward Street,
Newbridge,
Co. Kildare**
T: 045-433550
www.jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

© Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.