



**SPACIOUS 5 BEDROOM SEMI-DETACHED RESIDENCE WITH  
SOUTH WEST FACING REAR GARDEN**

**50 THE PLAINS, KILDARE TOWN, CO. KILDARE**

**GUIDE PRICE: € 295,000**



**PSRA Reg. No. 001536**

## 50 The Plains, Kildare Town, Co. Kildare

### FEATURES:

- South west facing rear garden.
- Off street parking to the front via cobble loc and hardcore driveway.
- PVC fascia/soffits
- Oil fired central heating.
- Located in a quiet cul-de-sac.
- Within a short walk of Town Centre.
- Motorway, Bus and Train closeby.
- Within a short walk of the Curragh Plains.

### DESCRIPTION:

50 The Plains is situated in a cul de sac of only 12 houses, located just off the Melitta Road in Kildare Town. The property contains c. 1,456 sq. ft. (135.27 sq.m.) and is approached by a cobble-loc and hardcore drive to the front with south west facing rear garden in grass with the benefit of barna shed and pedestrian side access. The property is part red brick/dashed exterior, concrete tiled roof, hardwood double glazed windows, PVC fascia/soffits and oil fired central heating. The property is only a short walk from the Curragh Plains and a host of local amenities.

Kildare is well serviced with a good road and rail infrastructure including bus route, M7 Motorway and a regular commuter rail service direct to Heuston Station. The Town benefits from schools, church, shops, restaurants, pubs, Aldi, Lidl, Tesco and Kildare Retail Outlet Village for the shopping enthusiast. Newbridge is only 5 miles with the Whitewater Shopping Centre.

### AMENITIES:

GAA, rugby, soccer, basketball, horse riding, golf, hockey and racing at the Curragh, Naas and Puncchestown.

### ACCOMMODATION:

Hallway 1.76m x 4.94m  
timber flooring, coving

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

Sitting Room 4.82m x 3.56m  
bay window, timber flooring, open fireplace with timber surround, double doors to

Dining Room 3.59m x 3.00m  
timber flooring, coving

Kitchen 4.45m x 2.99m  
tile floor and splashback, fitted presses, Zanussi electric cooker, Hotpoint hob, Thor dishwasher, Logik fridge/freezer

Utility Room 2.36m x 1.83m  
tiled floor and splashback, fitted presses, Logik washing machine, Beko dryer

Bedroom 5 2.41m x 3.90m  
timber flooring, coving, recessed lights

#### UPSTAIRS:

Bedroom 1 4.46m x 3.08m  
bay window, laminate floor, built in wardrobe

En-suite 1.31m x 2.54m  
fully tiled, w.c., w.h.b., Triton T902 electric shower

Bedroom 2 2.98m x 3.41m  
laminated floor

Bedroom 3 2.58m x 3.67m  
carpet, built in wardrobe

Bedroom 4 2.39m x 2.95m  
carpet

Bathroom 2.01m x 2.38m  
fully tiled, w.c., w.h.b., bath with T902 Triton electric shower

Hotpress  
shelved with immersion

### OUTSIDE:

Cobble-loc and hardcore drive, pedestrian side access, garden to rear, Barna shed

### SERVICES:

Mains water, mains drainage, ESB, refuse collection, alarm, oil fired central heating

### INCLUSIONS:

Curtains, blinds, light fittings, carpets, electric cooker, dishwasher, fridge/freezer, washing machine, dryer and Barna shed

### SOLICITOR:

Ross Phillips, H.G. Donnelly & Son  
5 Duke Street, Athy, Co. Kildare

**BER: C3**

**BER NO: 100740141**

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