



SUPERB DETACHED C.1,862 SQ. FT. RESIDENCE WITH ATTIC CONVERSION.

6 OLD ABBEY MANOR, NEWBRIDGE, CO. KILDARE

Guide Price: €345,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

6 OLD ABBEY MANOR, NEWBRIDGE, CO. KILDARE.

DESCRIPTION:

Old Abbey Manor is a modern residential development of 35 detached houses situated in a nice quiet rural setting in the townland of Great Connell c. 1 ½ miles from Town. Set on an elevated site with commanding views of the surrounding Countryside. Approached through electric gates to a large cobble loc drive with a walled in site overlooking a large green area in a semi-circle of houses.

Built in 2004 containing c.1,862 sq. ft. (c.173 sq m) with maintenance free stone/dashed exterior, PVC double glazed windows, 3 bathrooms, wired for surround sound in sittingroom, security camera system, built-in wardrobes in 3 bedrooms, attic conversion, PVC fascias/soffits and oil fired central heating. Commuters have the benefit of the M7 Motorway at Junction 10, bus route from Naas Road and train service direct to City Centre. Newbridge has a wealth of amenities on your doorstep with good schools, restaurants, pubs and shopping to include Penneys, Tesco, Dunnes, Newbridge Silverware, D.I.D. Electric, Woodies, Lidl, T.K. Maxx and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

AMENITIES:

GAA, golf, soccer, rugby, horse riding, leisure centres, hockey, swimming, basketball, fishing, canoeing and horse racing in The Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 4.46m x 1.88m with coving, recessed lights and storage closet.

Sittingroom: 5.13m x 4.11m with coving, recessed lights, feature fireplace with cast-iron inset and radiator cover.

Kitchen/Diningroom: 5m x 4.87m with built-in ground and eye-level maple shaker style kitchen, s.s. sink unit, recessed lights, coving, Whirlpool ceramic hob, Belling electric oven, extractor, sliding doors to wooden deck, tiled floor and splashback and integrated Whirlpool dishwasher.

Utility: with tiled floor, built-in presses, s.s. sink unit, plumbed, tiled surround and recessed lights.

Bathroom: 2.76m x 2.7m with w.c., w.h.b., Jacuzzi bath with shower attachment, tiled floor and surround.

Bedroom 1: 3.67m x 3.65m with built-in wardrobes and recessed lights.

Ensuite: w.c., w.h.b., electric shower, tiled floor and surround.

Bedroom 2: 3.65m x 3.6m with built-in wardrobes.

Bedroom 3: 3.92m x 3.4 with built-in wardrobes.

Hotpress: shelved with immersion.

Upstairs:

Walk-in storage closet: 2.4m x 2.1.

Attic room: 5.46m x 3.76 with eave storage and 2 velux windows.

Ensuite: 4.3m x 2.7m with w.c., w.h.b., shower, velux and fully tiled floor and walls.

FEATURES:

- Electric gates.
- Large cobble loc drive.
- Small residential development of 35 houses.
- C.1,860 sq. ft. (c.173 sq. m.).
- Security alarm.
- Oil fired central heating.
- Built-in wardrobes in 3 bedrooms.
- Attic conversion.
- PVC double glazed windows.
- PVC fascia/soffits.
- 3 bathrooms.

OUTSIDE:

Approached through electric gates to a large cobble loc drive to front, the entire site is walled in, side access on both sides of house with gates, barna shed, outside tap and wooden deck.

SERVICES:

Mains water, mains drainage, oil fired central heating, alarm, refuse collection, security cameras.

SOLICITOR: McDowell Purcell, Mary's Abbey, Smithfield, Dublin 7.

INCLUSIONS:

Barna shed, carpets, blinds, hob, oven, extractor, integrated dishwasher and fridge freezer.

BER: C2

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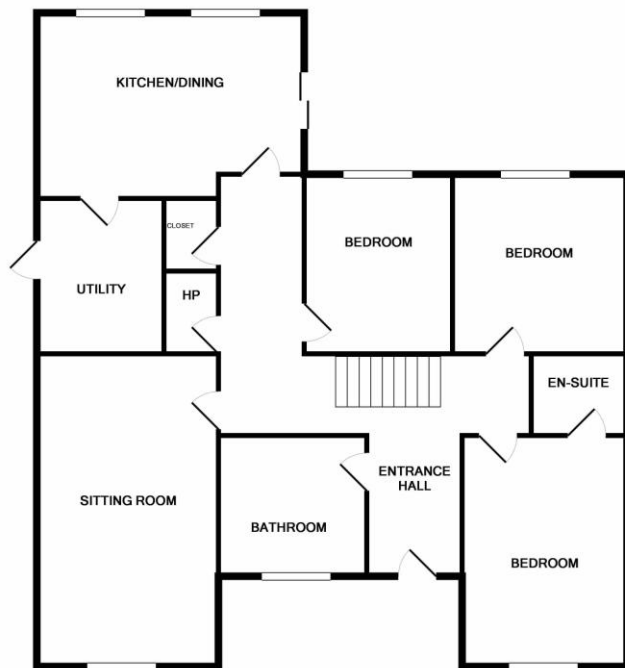
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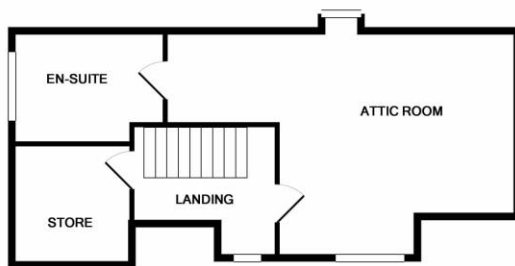
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1862 SQ.FT. (173.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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