

FOR SALE BY PRIVATE TREATY



SUPERB 3 BEDROOM DETACHED BUNGALOW

**16 OLD ABBEY MANOR,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €275,000



DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb 3 bed detached dormer bungalow in Old Abbey Manor to the market. The property offers spacious family accommodation (Circa 163 sq.m/ 1,755 sq.ft) and is presented in good condition throughout. Old Abbey Manor is an exclusive development of 35 detached houses built in 2004 and is located less than 3km from Newbridge. Newbridge benefits from a wide selection of boutiques, shops, restaurants, pubs, Tesco, Supervalu, Penneys, Dunnes, Whitewater Shopping Centre with over 60 retail outlets and Kildare Village also closeby. Recreational facilities close by include Golf, Fishing, Canoeing, Horse Riding, GAA, Soccer, hockey and Rugby.

Commuters are well catered for with the M7 motorway access at junctions 10 & 12, bus route and Commuter Rail Service all within a short drive providing speedy access to the city. Major employers nearby include Pfizer, Kerry Group, Oral B to name a few.



ACCOMMODATION:

Hall:	4.5m x 1.72m	Coving, recessed lights.
Sittingroom:	5.16m x 4.1m	Coving, wall lights, marble fireplace.
Kitchen/Diningroom:	6.20m x 5.37m	With built-in ground and eye level units, tiled floor, stainless steel sink, sliding patio doors to rear, Elecrolux integrated fridge/freezer, Zanussi electric oven, Indesit integrated dishwasher, Zanussi hob & extractor.
Utility:		Plumbed, stainless steel sink, tiled floor & surround, fitted presses.
Bathroom:	2.97m x 2.67m	Tiled floor & surround, w.c., w.h.b., Jacuzzi Corner Bath.



ACCOMMODATION CONT'D:

Bedroom 1:	3.67m x 3.62m	With double built-in wardrobes and 10.5 foot ceilings.
En-suite:		W.c., w.h.b., electric shower, tiled floor & tiled surround.
Bedroom 2:	3.65m x 3.62m	With double built-in wardrobes.
Bedroom 3:	3.88m x 3.3m	With built in wardrobes.
Attic Room:	7.54m x 4.82m	With eaves storage and velux window.
Double Hotpress:		Shelved with immersion.



SPECIAL FEATURES

- Oil fired central heating.
- PVC double glazed windows.
- PVC fascias/soffits.
- Alarm.
- Stone & dashed exterior.
- Side access on both sides with gates.
- South facing rear garden.

OUTSIDE:

Large cobble-loc drive to front with garden to rear in lawn.
Metal shed to rear. Walled-in rear garden.

SERVICES:

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

SOLICITOR:

TBC

PRICE: €275,000

BER: C2

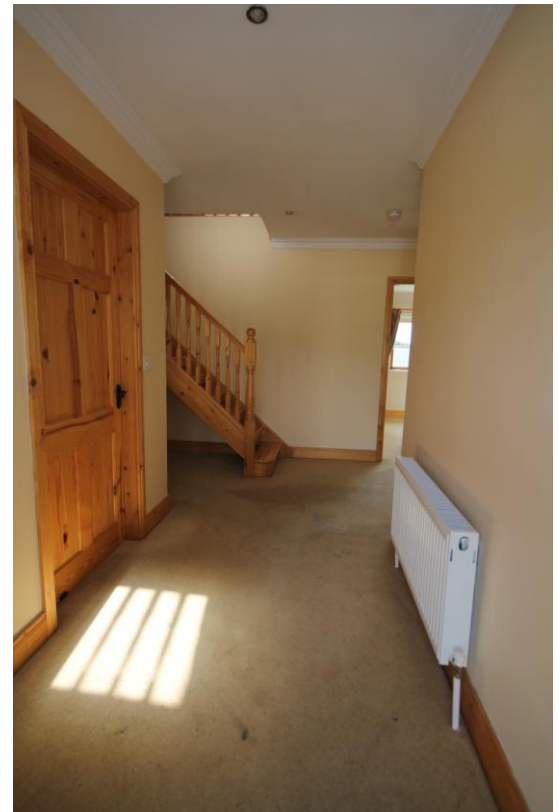
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**VIEWING STRICTLY BY APPOINTMENT
WITH SOLE SELLING AGENTS**



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