

FOR SALE

By Private Treaty



76 Temple Mills, Rathangan, Co. Kildare, R51 F992



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118 Sqm

BER A2

GUIDE PRICE: €385,000



EXCEPTIONAL A-RATED 4 BEDROOM HOME WITH NO ONWARD CHAIN

No. 76 Temple Mills is an exceptional A-rated family home presented in turnkey condition throughout extending to c. 118 sq. m. (1,270 sq. ft.) situated in a quiet cul-de-sac of five houses. This beautifully maintained home offers energy efficiency, spacious living accommodation and a standout west facing rear garden perfect for children playing, entertaining guests or relaxing in the warmer months. It benefits from a host of upgrades with no further outlay required.

Temple Mills is a prestigious modern development of high-quality three and four-bedroom homes, beautifully positioned in the picturesque town of Rathangan on the banks of the Grand Canal. Designed with families in mind, the development features generous landscaped green areas woven throughout, creating a safe and welcoming community atmosphere. Residents enjoy the perfect balance of peaceful village living while benefiting from excellent local amenities, schools, sporting facilities, and convenient access to larger commuter towns, making Temple Mills an outstanding place to call home.

Rathangan is situated circa 50km west of Dublin in the heart of Kildare's bloodstock industry benefitting from an excellent road and rail infrastructure to the Capital with M7 Motorway access at Junction 13 (c. 10km) and also rail service from Kildare Station direct to City Centre. Shoppers will be spoilt for choice with superb shopping in close proximity with Kildare Retail Outlet Village offering designer shopping at discounted prices along with the Whitewater Shopping centre in Newbridge.



Accommodation

Entrance Hall (15.26ft x 4.27ft) 4.65m x 1.30m

Laminate floor, utility press.

Guest WC

W.c, w.h.b, tiled floor, wood paneling.

Back Hall

With plumbed utility closet.

Kitchen/Dining (21.98ft x 14.60ft) 6.70m x 4.45m

Polished porcelain tiled floor, black subway tiled splashback, grey built in ground and eye level units and island, beko integrated fridge/freezer, electrolux oven, electrolux hob, extractor fan, stainless steel sink, pocket sliding doors leading to sitting room.

Sitting Room (17.22ft x 12.30ft) 5.25m x 3.75m

Bay window, laminate floor, custom built media wall with electric display fire, shelving and storage presses.

Master Bedroom (15.09ft x 10.99ft) 4.60m x 3.35m

Bay window, wood paneling, laminate floor, double built in wardrobes.

En-suite

Tiled floor and surround, w.c, w.h.b, electric shower, LED mirror.

Bedroom 2 (12.30ft x 11.48ft) 3.75m x 3.50m

Double built in wardrobes.

Bedroom 3 (10.83ft x 8.23ft) 3.30m x 2.51m

Laminate floor.

Bedroom 4 (10.83ft x 8.86ft) 3.30m x 2.70m

Laminate floor.

Main Bathroom

Tiled floor and surround, w.c, w.h.b, bath with shower attachment, LED mirror.

Storage Closet

Shelving.



Features

- No onward chain
- A-Rated home
- Air to water heat pump system
- Energy efficient
- Double glazed windows
- Quiet cul-de-sac of five houses
- Water softener
- Large walled in west facing rear garden
- Double cobble loc drive
- Security alarm.
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Inclusions

Carpets, blinds, integrated appliances, light fittings, mirrored wardrobe, chest freezer.

Outside

Cobble loc driveway - Low maintenance exterior - Gated side access - Large garden in lawn and gravel- Steel garden shed 4m x 3m - Solar down lights.

Services

Air to water heat pump system, mains water, mains drainage, refuse collection.

Negotiator | Mark Neylon

T: 045 433550 E: mark@jordancs.ie W: www.jordancs.ie

Viewings

Strictly by prior appointment only



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