

# For Sale

Asking Price: €397,500

Sherry  
FitzGerald  
O'Reilly



45 Newberry,  
Castlemartin Lodge,  
Kilcullen,  
Co. Kildare,  
R56 CC03.

BER C1

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O' Reilly are delighted to introduce you to 45 Newberry. Number 45 is a spacious 4 bedroomed semi-detached home in a quiet cul de sac setting in the hugely popular Newberry estate.

Newberry is a family friendly estate, with lots of green area, and perfectly situated beside many of Kilcullen's amenities, the playground, GAA club, pitch and putt club, AFC, community centre, and the local primary school. From here it is a 10 minute walk to the centre of town, with its many shops, cafes, bars and restaurants.

Kilcullen affords easy access to the M9, has regular bus services to Dublin and Kilkenny and is just a 10 minute drive to the commuter rail service in Newbridge.

This property has been tastefully decorated, including beautiful wall panelling throughout. It offers gracious and well-proportioned accommodation, comprising hallway, living room, guest wc, kitchen/dining room. Floor 1 - 3 bedrooms (one with dressing room), and a family bathroom, Floor 2 – bedroom and en-suite.



## Accommodation

**Entrance Hallway** 5.2m x 1.92m (17'1" x 6'4"): The welcoming hallway features a quality oak wideplank floor which is used extensively throughout the ground floor. With carpet to stairs and understairs storage.

**Sitting Room** 6m x 3.53m (19'8" x 11'7"): This is an elegant room to front with a lovely box bay window fitted with a window seat which includes storage. It features perfectly panelled walls, an oak floor and a cast iron fireplace with open fire. Glazed double doors lead from here to the dining area.

**Kitchen/Dining Room** 6.11m x 5.54m (20'1" x 18'2"): The kitchen is a bright and inviting space. It is fitted with a superb range of in frame hand painted cabinets and soft close drawers, all topped with a hardwood counter and backed by panelling. It boasts a larder press and an impressive over mantle with storage. The wonderfully large island provides additional workspace and storage, plus seating for casual meals. The appliances include a five ring induction hob, Samsung French style fridge and freezer, double oven, warming drawer and integrated dishwasher and washing machine. The room is floored in oak adding warmth underfoot, and from the dining area, sliding doors lead to the decking outside.

**Guest WC** 1.47m x 0.73m (4'10" x 2'5"): The wc has been recently updated with a new wc, vanity unit and oak laminate floor.

**First floor - Landing** 6.37m x 1.95m (20'11" x 6'5"): The stairs and landing have a carpet floor. With hotpress off.

**Bedroom 1** 4.05m x 3.51m (13'3" x 11'6"): This is a generous double bedroom with views over the green area. It has a box bay window, tasteful panelling to one wall and an array of fitted wardrobes.

**Dressing Room** 1.95m x 1.4m (6'5" x 4'7"): Includes lots of shelving, drawer storage and hanging rails.

**Bedroom 2** 23.45m x 2.87m (76'11" x 9'5"): Bedroom 2 is a spacious double with attractive panelled walls and radiator cover. It includes built in wardrobes and drawers and has a carpet floor.

**Bedroom 3** 2.87m x 2.04m (9'5" x 6'8"): This is a single room to rear with a carpet floor.

**Bathroom** 3.62m x 2.88m (11'11" x 9'5"): The bathroom comprises a corner bath, wc and wash hand basin. It includes fitted shelving and tiling to bath and splashback.

**Floor 2 - Bedroom 4** 5.36m x 5m (17'7" x 16'5"): This is a large bright room with Velux windows, fitted wardrobes, tv point and attic access.

**En-Suite** 2.4m x 0.81m (7'10" x 2'8"): The en-suite consists of a tiled shower unit, wc and wash basin. With tiled floor and mosaic tile splashback.

**Outside** To front the cobble lock drive accommodates two car off street. To the rear of the house, a large deck lies outside the back doors, the perfect spot to relax. The garden is in lawn with a flower border including

**Wooden Shed** 2.75 x 1.65m (2.75 x 5'5"):





#### Special Features & Services

- Built circa 2002.
- Extends to a generous 140m<sup>2</sup> approximately.
- Cul de sac setting facing green area.
- Gas fired central heating.
- Hardwood double glazed windows to front, with uPvc double glazed to rear.
- Recently refurbished guest wc.
- uPvc soffit and fascia.
- Cobblelock drive with parking for two cars.
- Low maintenance exterior of brick and dash.
- All carpets, light fittings and appliances included.
- Easy walking distance to the GAA, AFC, pitch and putt club, playground and community centre.
- Short walk to the centre of town, local primary and secondary schools.
- 10 km from Naas and 6km from Newbridge with easy access to the N9 motorway to Dublin City.

**BER** BER C1, BER No. 117690859





### NEGOTIATOR

Cathal O'Reilly  
Sherry FitzGerald O'Reilly  
Equity House, Main Street, Naas,  
Co Kildare  
T: 045 866466  
E: john@sfor.ie

### DIRECTIONS

In Kilcullen town, take the R413, direction Newbridge. Pass the Primary school and the Community centre, taking the next left into Cnoc na Greine Avenue, then right onto Newberry. Turn left, then left again, then right at the green. Number 45 will be the 12th house on the right.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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