



SPACIOUS C. 3,100 SQ.FT. RESIDENCE ON C. 0.45 ACRE

“Woodside”, Martinstown, The Curragh, Co. Kildare, R56 WA26

GUIDE PRICE: € 395,000

BER C2

JORDAN 

PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**“Woodside”, Martinstown, The Curragh
Co. Kildare, R56 WA26**

DESCRIPTION:

"Woodside" is a fine detached 5 bedroom home approached by a tarmac drive in a quiet setting enclosed by trees, offering a haven of peace and tranquility. This is an ideal spacious family home with the benefit of PVC double glazed windows, oil fired central heating, PVC fascia/soffits, 5/6 bedrooms and 3 bathroom. Located circa 2km from the village of Cutbush with primary school, 6 ½ km from the M9 Motorway access at (Junction 2) Kilcullen and 5 ½ km from the M7 Motorway access at Ballymany Newbridge (Junction 12). The Curragh Plains is a wonderful natural amenity on your doorstep with c. 4,500 acres of open parkland ideal for walking, running and cycling. The surrounding towns of Newbridge, Kildare and Kilcullen offer a wealth of pubs, restaurants, schools and superb shopping to include The Whitewater Shopping Centre and Kildare Retail Outlet Village.

ACCOMMODATION:

Entrance Hall 4.36m x 1.21m (14.30ft x 3.97ft)
Recessed lights, tiled floor and coving.

Inner Hallway 6.79m x 3.20m (22.28ft x 10.50ft)
With wooden floor, recessed lights and under stair storage.

Sitting Room 5.00m x 5.30m (16.40ft x 17.39ft)
Into bay window, wooden floor, wall lights, recessed lights and cast iron fireplace.

Kitchen/Dining 5.00m x 5.90m (16.40ft x 19.36ft)
With recessed lights, built in ground level presses, 2 x s.s. sink units, Rangemaster gas/electric cooker, extractor unit and integrated Whirlpool dishwasher.

Utility Room

With tiled floor and plumbed.

Toilet

With w.c., w.h.b., tiled floor and surround.

Study/Bedroom 6 2.75m x 3.18m (9.02ft x 10.43ft)
With wooden floor.

Hotpress

Shower Room

w.c., w.h.b., wet room, electric shower, tiled floor and surround.

Bedroom 5 3.00m x 3.03m (9.84ft x 9.94ft)
With wooden floor and coving.

Bedroom 4 5.77m x 3.00m (18.93ft x 9.84ft)
With coving, wooden floor and built in wardrobe.

Back Kitchen 5.20m x 4.00m (17.06ft x 13.12ft)
Tiled and wooden floor, coving, recessed lights, s.s. sink unit, electric hob, tiled surround, integrated fridge and integrated Whirlpool dishwasher.

UPSTAIRS

Bedroom 1 (Master Suite) 4.35m x 10.18m (14.27ft x 33.40ft)
With wooden floor, eaves storage, recessed lights, walk in wardrobe and ensuite with w.c., w.h.b., shower and wooden floor.

Bedroom 2 4.48m x 3.18m (14.70ft x 10.43ft)
With wooden floor and recessed lights.

Bedroom 3 4.48m x 3.18m (14.70ft x 10.43ft)
With wooden floor and recessed lights.

Bathroom 3.68m x 1.95m (12.07ft x 6.40ft)
Shower, w.c., w.h.b., tiled floor and surround.

Landing

With wooden floor and recessed lights.

Storage Room

FEATURES:

- * Mature c. 0.45 acre site
- * Spacious c. 3,100 sq.ft. residence
- * Double glazed windows
- * Oil fired central heating
- * PVC fascia/soffits
- * Easy access to surrounding towns of Newbridge, Kildare and Kilcullen
- * 10 minutes from the M7 & M9 Motorways

OUTSIDE:

Approached by a recessed entrance to a tarmac drive, the site stands on approximately 0.45 acres with lawns to front and rear, enclosed by trees and hedges. There is also a Barna shed and garage.

SERVICES:

Mains water, septic tank drainage, oil fired central heating.

SOLICITOR:

TBC

INCLUSIONS:

TBC

BER: C2

BER NO: 113734610

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