



DOWLING PROPERTY

Dowling Property

045 482 189

info@dowlingproperty.ie

PSL: 002523

17 Brownstown Manor, Brownstown, Newbridge, Co. Kildare.

Spacious 3 Bedroom Dormer Bungalow With Landscaped Gardens

A.M.V. €299,950



Walk In And Hang Up Your Hat!! Tucked away in this quiet cul-de-sac position, is where you will find this fabulous, 3 bedroomed, dormer bungalow for sale. No.17 was the former show-house for the development and has been meticulously maintained and improved by its current house proud owners.

This impressive home carries a high B2 energy rating and features 3 double bedrooms, including a large downstairs double bedroom. Other features consist of utility room, guest w.c., stunning kitchen with integrated appliances and master bedroom en-suite.

The rear garden is a real highlight and has been professionally landscaped with low maintenance in mind. There is also an extensive driveway to the side with cobble locking which is ideal for the erection of a garage (S.T.P.P.).

Just a short drive away will find you at the M7 interchange at Newbridge and a similar distance to M9 interchange at Kilcullen. We firmly believe that this is one of the most impressive 3 bed homes to come for sale in recent times. A True Gem!!



www.myhome.ie/4643081

The accommodation, which is bright and spacious and well laid out, briefly consists of entrance hallway, utility room, guest w.c., sitting room, downstairs bedroom and kitchen/dining room. Upstairs are 2 double bedrooms (master en-suite) and family bathroom.

All amenities are located on your doorstep including Creche/Montessori, chemist, Centra, public house, restaurant, churches and primary & secondary schools. Kilcullen is c.5km, Newbridge c.5km and Kildare Town c.4km. The M7 interchange at Newbridge is just a 5 mins drive away along with the M9 interchange at Kilcullen.

Accommodation

Entrance Hallway	6.85m x 1.80m	A most welcoming hallway with porcelain tiled floor, ceiling coving. Phone & alarm point. Under-stairs storage.
Utility Room	1.67m x 0.78m	Tiled floor and plumbed for washing machine.
Guest W.C.	1.73m x 1.55m	A very spacious guest w.c. with tastefully tiled floor and walls.
Sitting Room	4.52m x 4.01m	A bright and well proportioned sitting room with feature bay window. Wooden floor and ceiling coving. Feature open fireplace with marble hearth and surround, making this a most comfortable room.
Downstairs Bedroom	4.77m x 3.20m	A welcome addition to any home is this large downstairs double bedroom with built-in wardrobes and T.V. point. May also suit as a playroom.
Kitchen/Dining Room	5.58m x 3.14m	The heartbeat of every home and this will surely impress with a stylish Ivory fitted kitchen with integrated fridge/freezer, oven & hob, dishwasher, stainless steel extractor fan, double sink and part tiled walls. Tastefully tiled porcelain floor, French doors leading to outside patio.
Upstairs Landing	3.19m x 1.00m	Gable window, hot-press which is shelved for storage. Attic access via drop down ladder.
Bathroom	2.19m x 2.05m	Bath, W.C. and wash hand basin. Tiled floor and part tiled walls. Velux window.
Bed 2 (Rear) (Max Measure Into Bay)	4.36m x 3.98m	Double bedroom with built-in wardrobes.
Master Bedroom (Front) (Max Measure Into Bay)	4.4m x 3.93m	A bright room with built-in wardrobes. T.V. and phone point. Bay window.
En-Suite	2.38m x 0.95m	Fully tiled floor and walls, step-in shower, w.c. and wash hand basin.
Outside Front/Side	12.12m x 3.50m	Fully walled with off-street parking for numerous cars. Spacious side entrance with cobble lock driveway, outside tap and gated side entrance. Obvious space for the erection of garage (S.T.P.P.).



Rear

12.70m x 10.52m

A real highlight of this wonderful home is the professionally landscaped rear garden. Raised flower beds with mature shrubs and flowers. Ornate flagstone patio area. Outside tap and power sockets. Barna style shed, laid to lawn. Astro turf childrens play area.

Features

- Excellent Condition Throughout
- Impressive B2 Energy Rating
- Large Downstairs Double Bedroom
- Utility Room
- Guest W.C.
- Master Bedroom En-Suite
- Garage Space To Side
- Quiet Cul-De-Sac
- Accommodation Extends c.123 sq.mt.
- Double Glazed U.P.V.C. Windows
- Landscaped Gardens
- Gorgeous Fitted Kitchen
- Excellent Access To M7/M9
- Alarmed

BER Details

BER: B2 BER No.110272143 Energy Performance Indicator:109.58 kWh/m²/yr

To Include

Blinds, Carpets, Curtains, Dishwasher, Extractor Fan, Fridge/freezer, Light Fittings, Oven & Hob & Shed.

Viewing

Strictly By Appointment Only

Directions

R56 A362













Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies.

The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

