



BER C2

SUPERB 4 BEDROOM SEMI-DETACHED RESIDENCE

**20 WELLESLEY MANOR, NEWBRIDGE,
CO. KILDARE, W12A893**

GUIDE PRICE: €275,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**20 WELLESLEY MANOR, NEWBRIDGE,
CO. KILDARE, W12A893**

FEATURES:

- C. 113 sq.m. (c. 1,250 sq.ft.).
- PVC double glazed windows.
- Gas fired central heating and gas fire in sittingroom.
- PVC fascia/soffits
- Built in wardrobes in 4 bedrooms.
- Overlooking green area.

DESCRIPTION:

Wellesley Manor is a modern residential development of semi-detached and detached homes located just off the Naas Road on the Dublin side of Newbridge. Approached by a tarmac drive to front with gardens to front and rear in lawn, the property overlooks a green area. Built in 2000 extending to c. 113 sq.m. (c. 1,220 sq.ft.) with the benefit of PVC fascia/soffits, gas fired central heating, gas fire, alarm, PVC double glazed windows, built in wardrobes in 4 bedrooms and part brick front façade.

Situated only a short walk from the town centre offering a wealth of facilities including pubs, restaurants, boutiques, schools, churches and superb shopping with Penneys, Dunnes Stores, Tescos, Woodies, Newbridge Silverware, DID Electric, TK Maxx and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters are well catered for with the bus route available from Naas Road, M7 Motorway access at Junction 10 and Train Service from town direct to the City Centre.

ACCOMMODATION:

Entrance hall: 4.5m x 1.6m with coving and storage closet.

Toilet: w.c., w.h.b.

Sittingroom: 5.2m x 3.6m with coving, gas fire, wood surround fireplace with marble inset and hearth.

Kitchen/Diningroom: 6.56m x 3.7m with patio doors, oak built in ground and eye level presses, s.s. sink unit, Whirlpool integrated dishwasher, electric oven, ceramic hob, tiled surround, extractor unit and fridge/freezer.

Utility: plumbed, washing machine and gas burner.

Upstairs:

Bedroom 1: 4.15m x 2.94m with wooden floor and double built in wardrobes.

Ensuite: w.c., w.h.b., shower.

Bedroom 2: 3m x 3.1m with built in wardrobes and wooden floor.

Bedroom 3: 3.5m x 2.46m with built in wardrobes and wooden floor.

Bedroom 4: 3m x 3.1m with built in wardrobes and wooden floor.

Bathroom: bath with shower attachment, w.c., w.h.b., wooden floor and tiled surround.

OUTSIDE:

Approached by a tarmac drive to front with gardens to front and rear in lawn. Side access with gate and Barna shed to rear.

SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating.

INCLUSIONS:

Dishwasher, washing machine, oven, hob, extractor and fridge/freezer.

SOLICITOR: ??

BER: C2 **Certificate No.:** 112354014

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