



SPACIOUS DETACHED 4 BEDROOM BUNGALOW ON A LARGE C. 0.5 ACRE SITE

Orchard Lodge, Lumville, The Curragh, Co. Kildare, R56 FC86

GUIDE PRICE: € 380,000

BER D1



PSRA Reg. No. 001536

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FEATURES:

- * c. 161.5 sq.m. / 1,740 sq.ft. of accommodation
- * Oil fired central heating
- * PVC Double glazed windows
- * Sought after location fronting onto the Curragh Plains
- * c. 0.5 acre site

DESCRIPTION:

Orchard Lodge presents a very unique opportunity to acquire a spacious detached 4 bedroom bungalow on a large circa 0.5 acre site in a sought after location fronting onto the Curragh Plains with c. 4,500 acres of open parkland ideal for walking, cycling or running. The bungalow extends to circa 161.65 sq.m./ 1,740 sq.ft of accommodation. The property benefits from oil fired central heating and PVC Double glazed windows and is in an enviable location with easy access of Newbridge and all local amenities and also within a very short drive of Junction 12 M7.

The town has the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route available from the Green Road and commuter rail service from town direct to the City Centre either Grand Canal Dock or Heuston Station. Newbridge offers a wealth of facilities with schools, churches, restaurants, pubs and superb shopping with such as Penneys, TK Maxx, Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive offering designer clothing at discounted prices. Local sporting activities include rugby, GAA, soccer, hockey, basketball, athletics, canoeing, horse riding, golf, leisure centres and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Porch:
Tiled floor.

Hallway: 3.50m x 1.83m
Oak floor.

Sitting Room: 3.86m x 4.05m
Laminate floor, marble fire inset, stove, coving, wood panel surround.

Dining Room: 3.76m x 3.32m
Laminate wood panel surround, coving, patio door to;

Conservatory: 2.60m x 2.60m with tiled floor.

Kitchen: 4.85m x 3.30m
Fitted kitchen (minus doors), coving, ceramic sink, tiled floor and surround.

Utility Room:
Fitted presses, plumbed, tiled floor.

Bedroom 4: 3.63m x 2.67m
Laminate floor, fitted shelving.

Hotpress:

Shower Room:
Vanity w.h.b., w.c., electric shower, fully tiled, coving.

Bedroom 1: 3.78m x 3.32m
Laminate flooring.

En-Suite:
w.c., w.h.b., fully tiled, electric shower.

Bedroom 2: 3.43m x 3.88m
Built in wardrobe.

Bedroom 3: 3.00m x 2.72m
Wooden floor, built in wardrobe.

Office: 6.10m x 2.96m
With kitchenette, s.s. sink unit, built in ground and eye level presses, electric oven, extractor.

Shower Room: Shower, w.c., w.h.b.

OUTSIDE:

Tarmacadam circular drive to front. Gardens to front and rear in lawn.

SERVICES:

Oil fired central heating, septic tank.

INCLUSIONS:

TBC

SOLICITOR:

Maher Broderick, Newbridge, Co. Kildare

BER: D1

BER NO: 114892805

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