



SUPERB 4 BEDROOM SEMI-DETACHED RESIDENCE

**24 WELLESLEY MANOR, NEWBRIDGE,
CO. KILDARE, W12 E223**

GUIDE PRICE: €285,000

BER C2

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**24 WELLESLEY MANOR, NEWBRIDGE,
CO. KILDARE, W12 E223**

FEATURES:

- C. 113 sq.m. (c. 1,220 sq.ft.).
- PVC double glazed windows.
- Gas fired central heating and gas fire in sittingroom.
- PVC fascia/soffits
- Built in wardrobes in 4 bedrooms.
- Presented in excellent condition throughout.

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 is adjacent to a large 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, painted fitted kitchen 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, Tesco's, 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: 4.49m x 1.55m with Oak floor, coving and storage closet.

Sittingroom: 5.2m x 3.64m with marble fireplace, coving and gas fire.

Toilet: w.c., w.h.b and tiled floor.

Kitchen/Diningroom: 6.54m x 3.72m with Oak floor, cream built-in ground and eye level presses, s.s. sink unit, plumbed, Belling Electric oven, 4 ring gas hob, tiled surround and patio door.

Utility: plumbed, gas burner and Oak floor.

Upstairs:

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

Ensuite: w.c., w.h.b., electric shower and tiled floor.

Bedroom 2: 3.1m x 2.95m with built in wardrobes

Bedroom 3: 3.5m x 2.45m with built in wardrobes.

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

Hotpress: shelved with immersion.

Bathroom: bath with shower attachment, w.c., w.h.b., tiled 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:

Carpets, curtains, blinds, oven, hob, dishwasher, washing machine and dryer.

SOLICITOR: Coonan Cawley Solicitors, Naas.

BER: C2 Certificate No.:

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