



MAGNIFICENT 3 BEDROOM SEMI DETACHED RESIDENCE



56 The Great Southern, Newbridge, Co.
Kildare, W12 CP26

Guide Price: € 259,500



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

56 The Great Southern, Newbridge, Co. Kildare, W12 CP26

FEATURES:

- * Dual oil fired/solid fuel zoned central heating.
- * Oil fired condenser burner.
- * PVC double glazed windows.
- * Oak architraves, skirtings and doors.
- * Thermostatically controlled radiators.
- * Carbon fibre front and back door.
- * New Clarke fitted kitchen with integrated appliances.
- * Large tarmac drive to accommodate 4 cars.
- * Cast iron front gates.
- * Large side access suitable for extension.
- * Tastefully renovated 3 to 5 years ago.
- * PVC fascias/soffits.
- * Sizable garden shed (6m x 3m).
- * Fully tiled modern bathrooms.
- * Marble fireplace with insert stove.
- * Adjacent to a large green area.
- * Built in wardrobes in all bedrooms.
- * Excellent location adjacent to train station and short walk to town centre.

DESCRIPTION:

The Great Southern is a sought after residential development of semi detached and detached homes situated on Station Road, adjacent to the train station, only a short walk from the town centre. Built in 1995 , tastefully renovated in the last 3 to 5 years with new zoned heating system, new Clarke kitchen with integrated appliances, oak skirting, architraves, doors, fully tiled bathrooms, Carbon Fibre front and back door.

Approached by a large tarmacadam driveway to accommodate 4 cars, accessed through cast iron gates with cast iron railing on exterior wall. Adjacent to a large green area with garden to front and rear mainly in lawn. To the side there is room to extend as other houses in the neighbourhood have done (subject to usual planning permission). The house contains c. 101.2 sq.m. (c. 1,089 sq.ft.) of accommodation presented in showhouse condition which must be viewed to be appreciated.

Approx. a 10 minute walk to town centre with all the amenities on your doorstep including Penneys, Dunnes, Tesco, Lidl, Supervalu and Whitewater Shopping Centre. A superb transportation network is at hand with the train station adjacent to the development, bus route and M7 motorway access.

ACCOMMODATION:

Entrance Hall 4.62m x 1.90m
with tiled floor, coving and understairs closet (tiled, plumbed for washing machine and also plumbed for w.c. and w.h.b.)

Sitting Room 4.95m x 3.95m
Marble fireplace with Henley insert stove (back boiler), coving and tiled floor.

Kitchen/Dining 6.00m x 3.27m
with tiled floor, Clarke fitted kitchen, Electrolux double oven, Hotpoint integrated fridge freezer, Belling microwave, Faber extractor unit, s.s. sink unit, Candy hob and tiled surround.

Bathroom
Fully tiled with italian porcelain tiles, bath with shower attachment, w.c., w.h.b., electric shower, heated towel rail and de-mist mirror.

Bedroom 1 3.90m x 3.57m
with laminate floor and built in wardrobe.

En-suite
w.c., w.h.b., heated towel rail, full tiled with italian porcelain tiles. Dual rainwater and handheld pumped shower.

Bedroom 2 4.10m x 3.18m
into bay window, with laminate floor and built in wardrobe.

Bedroom 3 2.70m x 2.40m
with laminate floor and built in wardrobe.

Hotpress Shelved with immersion.

Attic Space
Folding attic stairs to attic area with is partly floored with light.

OUTSIDE:

Approached through cast iron gates to a large tarmacadam drive to accommodate 4 cars, gardens to front and rear mainly in lawn, Barna shed, garage space to side suitable for extension (subject to P.P.), garden shed (6m x 3m) with electricity, hot and cold outside tap.

SERVICES:

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating and alarm.

BER: B3
BER NO: 107163875





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