



**BER E1**

**SPACIOUS DETACHED C.2,263 SQ. FT. RESIDENCE**

**6 SPENCER COURT, RATHANGAN, CO. KILDARE R51 A329**

**GUIDE PRICE: €320,000**



PSRA Reg No. 001536



## FOR SALE BY PRIVATE TREATY

**6 SPENCER COURT, RATHANGAN,  
CO. KILDARE R51 A329**

### DESCRIPTION:

Jordan Auctioneers are delighted to present this wonderful detached family home. Spencer Court is a small exclusive development of 7 detached houses accessed through a feature stone recessed entrance with electric gates to a small private enclave benefiting from a large green area. Situated in an excellent location only c.400 metres from the square and walking distance of schools, church, pubs, shops etc. Approached by a tarmacadam drive with gardens to front and rear mainly in lawn with trees, wooden deck, paved patio, shrubs, flower beds etc. Built c.1988 containing c.2,263 sq. ft. (c.210 sq. m.) of spacious well proportioned light filled living accommodation with the benefit of woodgrain PVC double glazed windows, dual oil fired/solid fuel central heating, sunroom and oak fitted kitchen with island unit.

Rathangan is situated c.30 miles west of Dublin in the hearth of Kildare's Bloodstock Industry benefiting from excellent road and rail infrastructure to the Capital with the M7 Motorway access at Junction 13 (6 miles) and also rail service from Kildare Station direct to the City Centre. Shoppers are spoilt for choice with superb shopping in close proximity with the Kildare Retail Outlet Village, Whitewater Shopping Centre in Newbridge., Clongowes Wood College, Leinster Institute, Newbridge College.

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.

### ACCOMMODATION:

**Entrance hall:** 5.45m x 2.3m with coving and understairs storage.

**Sittingroom:** 6.36m x 3.64m into bay window, brick fireplace and coving.

**Toilet:** with w.c., w.h.b., tiled surround and coving.

**Kitchen:** 6.08m x 4.11m. Porcelain tiled floor, oak built-in ground and eye level presses, Stanley solid fuel cooker, Belling electric hob, Belling double oven, island unit with granite worktop, s.s. sink unit, extractor, coving, tiled surround and archway to

**Diningroom:** 4.95m x 4.2m into bay window, coving and oak floor.

**Sunroom:** 5.1m x 3.6m. Double doors from kitchen, Polished porcelain tiled floor, wood panel ceiling and patio doors to rear garden.

**Utility:** 3.56m x 2.83m. Plumbed, s.s. sink unit, fitted presses and tiled floor, coving, arch, ½ doors lead to patio area.

### Upstairs:

**Bedroom 1:** 4.7m x 3.64. Coving, bay window.

**Ensuite:** w.c., w.h.b., pump shower, fully tiled floor and walls, coving, bay window.

**Bedroom 2:** 3.55m x 2.75m with wooden floor and built-in wardrobes and coving.

**Bedroom 3:** 4.23m x 2.45m with vanity w.h.b and built-in wardrobes, coving leading to storage room.

**Showerroom:** double electric shower, w.c., w.h.b., coving and fully tiled floor and walls, bay window. .

**Hotpress:**. Walk-in/shelved.

**Bedroom 4:** 2.35m x 3.78 with wooden floor and coving.

### SPECIAL FEATURES:

- Dual oil fired/solid fuel central heating.
- Woodgrain PVC double glazed windows.
- Private development of 7 houses.
- Accessed through electric gates.
- Central location walking distance of all the amenities.
- C.2.263 sq. ft. (c.210.3 sq. m.).

### OUTSIDE:

Approached by a tarmacadam drive to front and side and site gate. Gardens to front and rear mainly in lawn with wooden deck, paved patio area, flower beds, trees, shrubs etc. There is also an outside tap, outside access to fuel/storage spaces.

### SERVICES:

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

### INCLUSIONS:

Carpets, curtains, blinds, oven, hob and extractor.

**BER Details:** E1 BER Number: 111546255

### SOLICITOR:

Burns Nolan Solicitors, Newbridge, Co. Kildare.





