



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.

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.

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