



## MAGNIFICENT DETACHED 5 BEDROOM BUNGALOW

Clare Lodge, River Court, Newbridge, Co. Kildare, W12 T181

GUIDE PRICE: € 525,000



PSRA Reg. No. 001536

## Clare Lodge, River Court, Newbridge, Co. Kildare, W12 T181

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### DESCRIPTION:

"River Court" is a luxury small residential development of 24 detached houses within walking distance of the town centre. This residence was built in the 1990's by P. M. & E. Donnelly. The residence was extended and refurbished in 2006 to c. 2,168 sq.ft. (c. 201.5 sq.m.) and consists of spacious light filled accommodation presented in showhouse condition throughout. Rarely do houses come for sale in this much sought-after development and offers an ideal opportunity to acquire a tremendous family home. The house is situated on a generous walled in site with gardens to front and rear mainly in lawn with paved patio area, large cobble loc driveway and detached garage/home office room en-suite.

The property is located in an excellent central location only a short walk from schools, churches, restaurants and superb shopping to include Tesco, Dunnes Stores, Lidl, Aldi, TK Maxx, Penneys, Newbridge Silverware, Woodies, DID Electrical, SuperValu and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Newbridge has the benefit of an excellent road and rail infrastructure with the bus route available from the Dublin Road, train service direct to the City Centre, either Heuston Station or Grand Canal Dock and M7 Motorway access at Junction 10 or 12.

### ACCOMMODATION:

#### Entrance Porch:

Cream porcelain tiled floor.

#### Entrance Hall: 3.40m x 1.47m

With coving and cream porcelain tiled floor.

#### Dining Room: 4.20m x 3.00m

With coving.

#### Sitting Room: 4.55m x 4.20m

Into bay window, wall lights, coving, mahogany surround fireplace with tiled inset and granite hearth.

#### Kitchen/Breakfast/Living Room: 6.45m x 5.10m

Chippendale Tuscan oak fitted kitchen, coving, recessed lights, cream porcelain tiled floor, Bosch integrated freezer, Siemens integrated dishwasher, sink unit, polished granite worktops, Neff microwave, Neff oven, Neff extractor, cream porcelain tiled surround and two lit display cabinets.

#### Utility Room:

Cream porcelain tiled floor, coving, Chippendale Tuscan oak fitted presses, plumbed, s.s. sink unit and cream porcelain tiled surround. Built-in ground and eye level presses and plumbed for washing machine and dryer.

#### Hotpress:

Shelved for storage and radiator heating.

#### Bathroom:

Bath, vanity w.h.b., fitted press, w.c., Mira electric shower, Merlin shower doors and fully tiled cream porcelain walls and floor.

#### Solar Hotpress Room:

With large hot water cylinder, radiator and clothes drying rails.

#### Bedroom 1 (Master): 4.65m x 3.40m

With coving and wall lights.

#### En-Suite:

w.c., bath, Merlin shower screen, w.h.b. and fully tiled ceramic floor and walls.

#### Walk-In Wardrobe: 2.25m x 1.65m

Shelving, hanging space, drawers and spotlights.

#### Bedroom 2: 4.75m x 4.10m

With two sets of cream built in wardrobes, wall lights, and wardrobe spotlights.

#### En-Suite:

w.c., w.h.b., Merlin shower doors, fully tiled ceramic floor and walls.

#### Bedroom 3: 4.11m x 3.40m with a range of built-

in wardrobes blackout window blinds and wall lights.

#### En-Suite:

w.c., w.h.b., Merlin shower doors, fully tiled ceramic floor and walls.

#### Bedroom 4: 3.40m x 2.82m with carpet floors

and blackout window blinds.

#### Bedroom 5: 3.00m x 2.78m

With laminate oak floor.

#### Rear Attic Room:

c. 305 sq.ft. accessed by folding stira stairs.

#### Main Attic: Accessed by folding stira stairs and

partly floored with lights.

#### Detached Garage: 4.45m x 2.75m

With shelving and insulated "overhead" door and insulated drylined walls.

#### Home Office: 5.00m x 2.75m

Carpeted and insulated drylined walls. Plumbed for water and waste.

**En-Suite:** w.c., w.h.b., Merlin shower doors, fully tiled ceramic floor and walls.













## FEATURES:

- \* Central location within walking distance of town centre
- \* 5 bedrooms & 5 bathrooms
- \* 4 Solar panels
- \* Oil fired central heating from 'Grant' condenser oil burner
- \* Woodgrain PVC double glazed windows
- \* Chippendale Tuscan oak fitted kitchen with integrated appliances
- \* Large cobble loc drive to front, side and rear
- \* Rear Attic room c. 305 sq.ft.
- \* Separate Garage and Home Office En-suite connected to services
- \* Generous 17 metre long walled in rear garden not overlooked
- \* Rear garden with paved patio area, boiler house and screened oil tank
- \* Small development of exclusive 24 detached houses
- \* PVC fascia/soffits

## OUTSIDE:

Approached by a large cobble loc drive to front with walled in gardens to front and rear mainly in lawn with paved patio area. Boiler house, outside lighting, 2 outside ESB sockets, 2 no. outside water taps and eave lighting in soffits. The large 17 metre rear garden has 2 metre high walls, one of which is natural stone, not overlooked. Side access on both sides of house with teak gates.

## SERVICES:

Mains water, mains drainage, refuse collection, alarm, oil fired central heating from a 'Grant' condenser burner.

## INCLUSIONS:

Integrated freezer, oven, hob, extractor, microwave, carpets, blinds and dishwasher.

## SOLICITOR:

McMahon & Williams Sols., Kilrush, Co. Clare.

**BER:** B1

**BER NO:** 114831373

## CONTACT:

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