



**SUPERB 4 BEDROOM SEMI-DETACHED RESIDENCE**

**43 WELLESLEY MANOR, NEWBRIDGE, CO. KILDARE, W12 TC98**

**GUIDE PRICE: €395,000**



**PSRA Reg. No. 001536**

## 43 Wellesley Manor, Newbridge, Co. Kildare, W12 TC98

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### FEATURES:

- \* PVC double glazed windows
- \* Gas fired central heating
- \* Large cobble loc drive overlooking a large green area
- \* Built-in wardrobes in 4 bedrooms
- \* Manicured rear garden with garden shed
- \* Newly refurbished ensuite
- \* Sought after residential development
- \* Walking distance of Town Centre
- \* Excellent educational and recreational facilities closeby
- \* Good road and rail infrastructure with train, bus and motorway access

### DESCRIPTION:

Wellesley Manor is a sought-after residential development of semi-detached and detached homes built in early 2000s, only a short walk from the Town Centre. No. 43 is a superb semi-detached 4 bedroom residence overlooking a large green area. Approached by a large cobble loc drive to front with gated side entrance leading to manicured landscaped rear garden with flower beds, trees, shrubs, paved patio area, lawn, wooden deck, pond and garden shed. Built in 2002 with the benefit of part brick/dashed exterior, PVC double glazed windows, PVC fascia/soffits, overlooking a large green area, large cobble loc drive, built in wardrobes in 4 bedrooms, newly refurbished ensuite and landscaped gardens with garden shed.

The development is only a short walk from the Town Centre which offers an excellent array of restaurants, pubs, schools, churches and superb shopping to include Penneys, Dunnes Stores, Tesco, TK Maxx, Lidl, Aldi and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Commuters have the benefit of an excellent road and rail infrastructure on your doorstep with the M7 Motorway access at Junction 10, bus route available from the Naas Road and regular commuter rail service to the City Centre either Heuston Station or Grand Canal Dock.

### ACCOMMODATION:

Entrance Hall 4.52m x 1.60m  
solid walnut floor, coving and cloak closet.

Sitting Room 5.16m x 3.60m  
into bay window, solid walnut floor, coving, pine surround fireplace with cast iron inset and gas fire.

Kitchen/Dining Room 6.50m x 3.70m  
with oak shaker style built in ground and eye level presses, s.s. sink unit, plumbed, Zanussi electric double oven, Whirlpool ceramic hob, extractor, patio doors leading to rear garden, tiled floor and surround.

Utility Room  
tiled floor, plumbed and gas burner.

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

#### UPSTAIRS:

Bedroom 1 4.14m x 3.33m  
with recessed lights and double built-in wardrobes.

En-suite  
recently refurbished with vanity w.h.b., fitted press, w.c., rainwater shower and fully tiled floor (porcelain) and walls.

Hotpress  
shelved with timed immersion.

Bedroom 2 3.10m x 2.93m  
with recessed lights and built-in wardrobes.

Bedroom 3 3.50m x 2.45m  
with recessed lights and built-in wardrobes.

Bedroom 4 3.10m x 2.94m  
with built in wardrobes.

Bathroom  
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

### OUTSIDE:

Overlooking a large green area to front. Approached by a large cobble loc drive with gated side access leading to landscaped rear garden with the benefit of paved patio area, wooden deck, pond, lawns and outside tap. Garden Shed 4.88m x 2.44m with electricity.

### SERVICES:

Mains water, mains drainage, gas fired central heating, broadband and alarm.

### INCLUSIONS:

Carpets, blinds, garden shed, oven, hob, washing machine, fridge and dishwasher.

### EXCLUSIONS:

Light fittings, curtains and curtain poles.

### SOLICITOR:

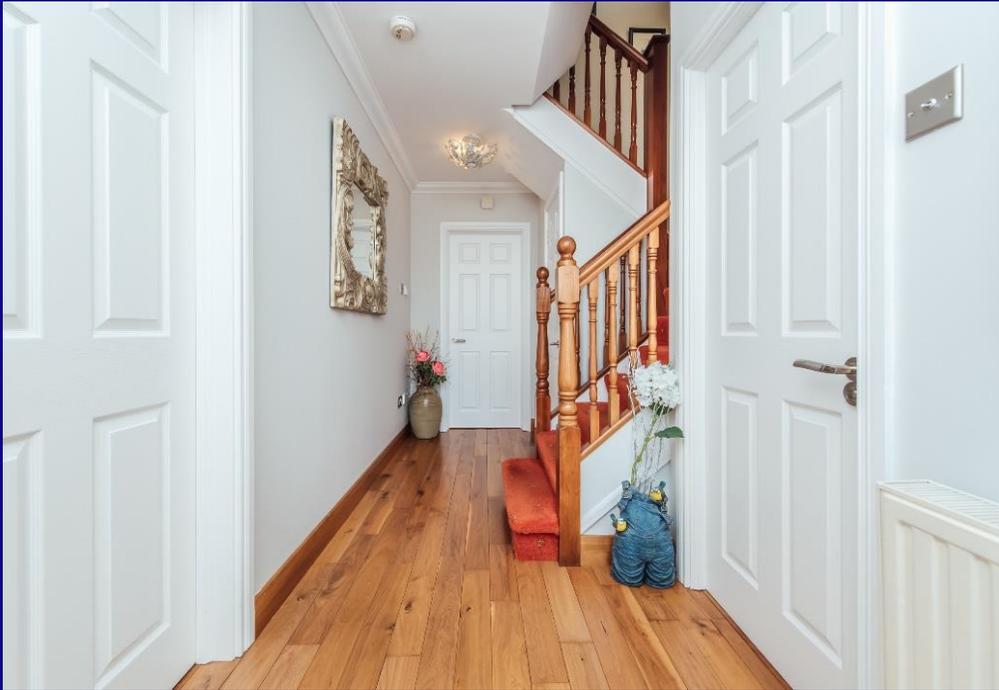
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**BER NO: 111495115**

### CONTACT:

Liam Hargaden  
M: 086 2569750 T: 045-433550  
E: [liam@jordancs.ie](mailto:liam@jordancs.ie)





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordans.ie**

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