



SUPERB DETACHED 4 BEDROOM BUNGALOW ON END SITE

29 Sarsfield Drive, Newbridge, Co. Kildare, W12 AC89

GUIDE PRICE: € 395,000



PSRA Reg. No. 001536

29 Sarsfield Drive, Newbridge, Co. Kildare, W12 AC89

FEATURES:

- * End house in a small cul de sac of 4 houses
- * Excellent central location close to town
- * Adjacent to Train Station
- * Red brick/dashed exterior
- * Oil fired central heating
- * PVC double glazed windows
- * PVC fascia/soffits
- * Security alarm system
- * Large cobble loc forecourt
- * c. 1,590 sq.ft. of accommodation
- * High gloss fitted kitchen with appliances

DESCRIPTION:

Sarsfield Drive is a fine residential development of 29 detached homes located just off the Station Road in Newbridge, adjacent to the Train Station. The property is at the end of a cul de sac of 4 houses on a corner site. Approached by a large cobble loc forecourt to front with pedestrian side access leading to a walled in rear garden mainly in lawn. The property extends to c. 1,590 sq.ft. (c. 148 sq.m.) of spacious light filled accommodation with the benefit of PVC double glazed windows, brick/dashed exterior, high gloss fitted kitchen, PVC fascia/soffits and oil fired central heating. This sought after development is in a good central location only a short walk from town with the benefit of schools, churches, post office, banks, pubs, restaurants and superb shopping to include Tescos, Dunnes Stores, Lidl, Aldi, TK Maxx, Penneys and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Commuters have the benefit of an excellent road and rail infrastructure with the property adjacent to the Train Station providing direct access to either Heuston Station or Grand Canal Dock. Bus service available from the Main Street and M7 Motorway access is available at Junction 10 or 12.

ACCOMMODATION:

Entrance Hall 5.28m x 2.06m
with laminate floor and coving

Sitting Room 6.30m x 4.20m
with coving, wall lights and fireplace with marble insert and hearth

Kitchen 5.16m x 3.46m
with high gloss built in ground and eye level presses, s.s. sink unit, extractor unit, Bosch integrated dishwasher, electric oven, microwave, integrated fridge, integrated freezer, electric hob, breakfast counter, patio doors leading to rear garden, tiled floor and surround

Utility Room
plumbed, fitted presses and tiled floor

Hotpress
shelved with immersion

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

Bedroom 1 4.00m x 3.30m
into bay window, wooden floor and walk-in wardrobe

En-Suite 1
w.c., w.h.b., electric shower and tiled floor

Bedroom 2 3.87m x 3.37m
with mirrored sliding wardrobes

En-Suite 2
w.c., w.h.b., shower, fully tiled floor and walls

Bedroom 3 3.60m x 2.77m
into bay window, with built in wardrobes, shelving and wooden floor

Storage Closet

Study 3.00m x 1.65m
with laminate floor, shelving and fitted desk

Bedroom 4 5.48m x 2.67m

OUTSIDE:

Situated in a small cul de sac of 4 houses on an end site approached by a large cobble loc drive to front with pedestrian side access leading to rear walled in garden mainly in lawn, barna shed, outside tap and paved patio area.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds, light fittings, integrated dishwasher, electric oven, microwave, integrated fridge, integrated freezer, electric hob, washing machine, Barna shed.

SOLICITOR:

Reidy Stafford Solicitors
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