

**FOR SALE BY PRIVATE TREATY**

PSRA Reg No.001536



**DELIGHTFUL DETACHED 4 BEDROOM RESIDENCE**

**17 THE PADDOCKS,  
KILDANGAN,  
CO. KILDARE.**

**GUIDE PRICE: €325,000**

## DESCRIPTION:

“The Paddocks” is a small development of 31 detached houses in the quiet village environment of Kildangan with primary school, church, shop and pub. Built c. 2006 containing c.1,950 sq. ft. of spacious accommodation presented in showhouse condition. Situated in a quiet cul-de-sac approached by a cobble loc drive with gardens to front and rear in lawn with paved patio area and not overlooked from rear.

Easily accessible to the surrounding towns of Monasterevin 3 ½ miles, Kildare 6 miles and Newbridge 12 miles offering a wide selection of amenities including pubs, restaurants, leisure facilities and shopping including Tesco, Dunnes Stores, Penneys, Super Valu, Aldi, Lidl, T.K. Maxx, Whitewater shopping centre and Kildare retail outlet village. The M7 Motorway and train service is available from Monasterevin and Kildare.



## ACCOMMODATION:

Entrance Hall:	6.5m x 2.2m	With gallery landing and tiled floor.
Sittingroom:	4.75m x 4m	With solid oak floor and solid fuel stove. Double doors leading to
Kitchen/Diningroom:	5.88m x 4.87m	Into bay window, tiled floor, island unit, recessed lights, s.s. sink unit, tiled surround, integrated Zanussi dishwasher, extractor unit, electric ceramic hob, Candy microwave, Belling integrated fridge and Zanussi electric oven.
Utility:		Plumbed with tiled floor and fitted presses.
Shower room :		With corner shower, w.c., w.h.b. and fully tiled floor and walls.
Livingroom:	4.4m x 4.25m	With solid oak floor.
Bedroom 4:	3.45m x 3.15m	With laminate floor and built-in wardrobes.





## ACCOMMODATION CONT'D:

### Upstairs:

Bedroom 1:	4.9m x 3.2m	With laminate floor and range of built-in wardrobes.
Ensuite:		With w.c., w.h.b., pump shower, fully tiled floor and walls.
Lobby area with Hotpress.		
Bedroom 2:	4.16m x 4.06m	With built-in wardrobes and laminate floor.
Bedroom 3:	4.5m x 3.5m	With built-in wardrobes and laminate floor.
Bathroom:	2.88m x 2.7m	With pump shower, bath with shower attachment, w.c., w.h.b., fully tiled floor and walls.

**OUTSIDE:** Situated in a quiet cul-de-sac in this small development. Approached by a large cobble loc drive to front with gardens to front and rear in lawn. Rear garden walled in and not overlooked from rear. Vehicle side access with gate on one side of house and pedestrian side access with gate on the other. Outside tap, paved patio area and barna shed.



## SPECIAL FEATURES

- Stone fascade.
- PVC double glazed windows.
- Oil fired central heating.
- Alarm.
- PVC fascias/soffits.
- Large cobble loc driveway.
- Walled in rear garden with paved patio area.
- Not overlooked from rear.
- Built-in wardrobes in 4 bedrooms.
- Modern fitted kitchen with island unit and integrated appliances.
- Water softening system.



## SERVICES:

Mains water, mains drainage, oil fired central heating, electricity and alarm.

## INCLUSIONS:

Carpets, blinds, oven, hob, extractor, integrated fridge/freezer, integrated, dishwasher, microwave and barna shed.

**PRICE: €325,000**

**BER: B3 BER NO: 105680409**

## SOLICITOR:

James V. Tighe & Co., Main Street,  
Celbridge, Co. Kildare.

## CONTACT DETAILS:

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## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



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