

FOR SALE

By Private Treaty



21 Hawthorn Wood, Suncroft, Co. Kildare, R56 HC65

GUIDE PRICE: €525,000



4



4



232.26 Sqm



JORDAN 

EXCEPTIONALLY SPACIOUS ENERGY EFFICIENT DETACHED RESIDENCE IN AN EXCLUSIVE DEVELOPMENT

Hawthorn Wood is an exclusive development of just twenty four detached homes located in the charming village of Suncroft. Situated in the heart of bloodstock country, the village boasts a primary school, church, shops and licensed premises. Hawthorn Wood is just five minutes from the M7 and M9 motorway routes and just ten minutes drive from Newbridge, Kilcullen and Kildare.

Number 21 Hawthorn Wood is a superb 4 bedroom detached property situated in a cul-de-sac of just 4 houses. It is exceptionally spacious, extending to circa 2,500 sq. ft. and benefits from 9 ft. ceilings and a high quality finish. There is a gravel drive to front, gated side access on both sides and enclosed rear garden.



Accommodation

Entrance Hall (22.97ft x 7.22ft) 7.00m x 2.20m

With laminate flooring, recessed lights, coving and under stairs storage.

Office/Playroom (13.22ft x 8.46ft) 4.03m x 2.58m

With laminate Flooring and coving.

Living Room (25.10ft x 14.34ft) 7.65m x 4.37m

With laminate flooring, coving and sandstone fireplace.



Guest WC

Kitchen (18.54ft x 30.68ft) 5.65m x 9.35m

Polished porcelain tiles, cream built in ground and eye level units, integrated fridge freezer, dishwasher, s.s. sink unit, two electric ovens and ceramic hob, extractor, tiled splash back, island unit, recessed lighting, French doors and sandstone fireplace.

Utility Room

Bedroom 1 (18.21ft x 15.26ft) 5.55m x 4.65m

Walk-in wardrobe.

En-Suite 1

Bedroom 2 (12.57ft x 11.15ft) 3.83m x 3.40m

With built-in wardrobes.

En-Suite 2

Bedroom 3 (14.60ft x 11.19ft) 4.45m x 3.41m

Built-in wardrobes.

Bathroom

Bedroom 4 (12.14ft x 10.60ft) 3.70m x 3.23m

Built-in wardrobes.



Features

- Energy efficient suitable for Green Mortgage.
- Corner property with large enclosed rear garden.
- 9 ft. ceilings.
- Large gravel drive.
- Double glazed windows.
- c. 2,500 sq. ft.
- Oil fired central heating.

Outside

Large gravel drive, two gated side access to large enclosed rear garden.

Services

Mains sewerage, mains drainage, refuse collection, oil fired central heating.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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