



## LUXURIOUS DETACHED 5 BEDROOM RESIDENCE

4 WALSHSTOWN AVE, NEWBRIDGE, CO KILDARE W12 YC83

GUIDE PRICE: € 575,000



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

4 Walshestown Abbey, Newbridge, Co. Kildare, W12 YC83

### DESCRIPTION:

Walshestown Abbey is a much sought after prestigious modern residential development of 50 detached houses on the Athgarvan Road from Newbridge c. 1 mile from the town centre. Situated at the front of the development in a small cul de sac of 4 houses, this is the end house on a large corner site overlooking a green area. Built in 2004 and extended in 2008 offering c. 3,000 sq. ft. of spacious well proportioned light filled accommodation finished to an exceptionally high standard throughout. Approached by a large driveway with gardens mainly in lawn enclosed by hedges with limestone paved patio area, sandstone outside fireplace and sandstone walls. The house has a low maintenance exterior with brick/monocouche rendered exterior, hardwood double glazed windows and aluminium fascias/soffits. Newbridge offers a wealth of amenities on your doorstep with schools, churches, restaurants, pubs and super shopping to include Tesco, Penneys, Dunnes Stores, TX Maxx, Newbridge Silverware, Homestore & More, DID Electrical, Lidl, Aldi (opening Spring 2021) and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

### ACCOMODATION:

**Entrance Hall** 6.38m x 3.10m

with porcelain tiled floor, coving, recessed lights, wood panel surround, understairs storage and double doors leading to:

**Sitting Room** 6.03m x 4.78m

into bay window, marble fireplace (gas fire), coving, wall lights and oak floor.

**Dining Room** 4.80m x 4.22m

into bay window, tiled floor, coving and fireplace (gas fire).

**Kitchen/Dining** 8.00m x 4.80m

Light grey fitted kitchen, recessed lights, porcelain tiled floor, island unit, tiled surround, Sile stone quartz worktops, Whirlpool microwave, Zanussi integrated dishwasher, tiled surround, integrated fridge, integrated freezer, french doors to a patio area and open plan leading to:

**Living Room** 4.73m x 5.56m

Wood panelled ceiling, recessed lights, limestone fireplace, 2 fitted book shelving units and french doors to rear garden.

**Back Hall** 3.00m x 2.29m

Coving, porcelain tiled floor, wood panelled surround.

**Utility Room** 2.90m x 2.06m

s.s. sink unit, porcelain tiled floor, fitted presses and plumbed.

**Toilet**

w.c., pedestal w.h.b., coving, wood panelled surround and porcelain tiled floor.

### UPSTAIRS:

**Landing**

with coving, recessed lights and wall panelling.

**Bathroom** 2.65m x 2.17m

Bath with shower attachment, vanity w.h.b., w.c., wall lights, recessed lights, tiled floor and surround.

**Bedroom 1** 5.40m x 4.40m

with large range of built in wardrobes, coving and recessed lights.

**En-suite**

Corner shower, vanity w.h.b., recessed lights, w.c., heating towel rail, underfloor heating, tiled floor and surround.

**Bedroom 2** 4.80m x 3.00m

with recessed lights.

**En-Suite**

Interconnecting ensuite, electric corner shower, w.c., w.h.b., tiled floor and surround.

**Bedroom 3** 3.70m x 3.60m

with recessed lights and closet.

**Hotpress**

Shelved with immersion.

**Bedroom 4** 4.80m x 2.67m

double built in wardrobes and coving.

**Bedroom 5/Office** 3.10m x 2.65m

with built in wardrobes, study desk, shelving and coving.

**Attic Space**

Folding attic stairs, partly floored with light.

### FEATURES:

- \* Hardwood double glazed windows.
- \* Low maintenance monocouche and brick exterior.
- \* Gas fired Hive 3 zone heating system.
- \* Large corner site.
- \* Limestone paved patio area.
- \* Outside sandstone fireplace.
- \* Overlooking a green area to front.
- \* Light grey fitted kitchen with Sile stone worktops.
- \* c. 3,000 sq.ft. of accommodation.
- \* Living room extension in 2008.
- \* Exceptionally high specification throughout.
- \* Train, motorway & bus service.

### OUTSIDE:

Accessed via a long driveway to gardens, laid out mainly in lawn, enclosed by hedges, limestone paved patio area, sandstone walls, sandstone fireplace, side access on both sides of house, 2 outside taps, outside power point, southwest facing rear garden and barna shed.

### SERVICES:

Mains water, mains drainage, refuse collection, gas fired Hive 3 zone heating system, alarmed.

### INCLUSIONS:

Carpets, blinds, integrated dishwasher, integrated fridge, integrated freezer, barna shed.













**CONTACT:**

**Liam Hargaden**

**M: 086-2569750 T: 045-433550**

**E: [liam@jordancs.ie](mailto:liam@jordancs.ie)**

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**Edward Street,  
Newbridge,**

**Co. Kildare**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

