



SUPERB DETACHED 4 BEDROOM RESIDENCE

29 THE PRIORY, NEWBRIDGE, CO. KILDARE, W12 C995

GUIDE PRICE: € 490,000



PSRA Reg. No. 001536

29 The Priory, Newbridge, Co. Kildare, W12 C995

FEATURES:

- * Gas fired central heating
- * PVC double glazed windows
- * PVC fascia/soffits
- * Cobble loc driveway
- * Situated in a cul de sac of 7 houses
- * Walled in garden to front and rear
- * Main bedroom with walk-in wardrobe & ensuite
- * Sought after modern development
- * Exceptional central location
- * Walking distance of all the amenities
- * Excellent recreational, educational and shopping facilities
- * Good road and rail infrastructure with train, bus and motorway

DESCRIPTION:

The Priory is a prestigious modern residential development of 48 houses built in 2000 by JP Quinn & Sons, finished to a very high specification in an excellent central location close to the Town Centre opposite Newbridge College and River Liffey. No. 29 is approached by a cobble loc drive to front with walled in gardens to front and rear overlooking a green area to the front in a quiet cul de sac of 7 houses. The house offers spacious living accommodation extending to c. 1,500 sq.ft. (c. 140 sq.m.) in excellent condition throughout with the benefit of maintenance free red brick/dashed exterior, PVC double glazed windows, gas fired central heating, PVC fascia/soffits, walk-in wardrobe and ensuite to main bedroom.

This is a superb development within walking distance of schools, churches, banks, post office, pubs, restaurants and excellent shopping with such retailers as Tesco's, Dunnes Stores, Lidl, Aldi, Woodies, Newbridge Silverware, Penneys, TK Maxx, Supervalu, DID Electric 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 bus route available from the Town Centre, M7 Motorway access at Junction 10 or 12 and a train service from town direct to the City Centre either Grand Canal Dock or Heuston Station. Local amenities include GAA, rugby, soccer, fishing, horseriding, canoeing, golf, leisure centres, hockey, swimming, athletics and horseracing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall : 4.34m x 2.00m
with laminate floor, coving and cloak closet

Sitting Room : 5.15m x 3.39m
with laminate floor, bay window and marble fireplace

Family Room : 5.00m x 2.74m
with laminate floor and coving

Kitchen/Dining Room : 6.42m x 3.58m
with laminate floor, built in ground and eye level presses, coving, tiled surround, electric oven, electric hob, integrated fridge, integrated dishwasher, extractor and patio doors leading to rear garden

Utility Room : 2.56m x 1.83m
plumbed, tiled floor, s.s. sink unit, press and gas burner

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

UPSTAIRS :

Bedroom 1 : 3.67m x 3.31m
built in wardrobes, coving and walk-in wardrobe

En-suite :
electric shower, w.c., w.h.b., coving and tiled floor

Bedroom 2 : 4.25m x 2.72m
coving and built in wardrobes

Bedroom 3 : 3.35m x 3.00m
coving

Bedroom 4 : 2.80m x 2.50m
coving and built in wardrobes

Bathroom : 2.45m x 2.00m
w.c., w.h.b., bath with shower attachment, electric shower, coving, tiled floor and surround

Hotpress :
shelved with immersion

OUTSIDE:

Approached by a cobble loc drive to front with gardens to front and rear in lawn with a selection of trees, shrubs and flowerbeds. Side access on both sides of the house with gates. Paved patio area. Outside tap. Garden shed to side.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating, electricity and alarm

INCLUSIONS:

Oven, hob, extractor, dishwasher, fridge, carpets and blinds.

SOLICITOR:

BER: C3

BER NO: 111809844

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