



SUPERB 3 BEDROOM SEMI-DETACHED IN SHOWHOUSE CONDITION WITH ATTIC CONVERSION & GARAGE

104 The Meadows, Cornelscourt, Newbridge, Co. Kildare, W12 XF10

GUIDE PRICE: € 300,000

BER C1



PSRA Reg. No. 001536

**104 The Meadows, Cornelscourt,
Newbridge, Co. Kildare, W12 XF10**

FEATURES:

- * In showhouse condition throughout
- * Monocouche finish
- * PVC fascia/soffits
- * PVC double glazed windows
- * Attic converted
- * Garage 5.3m x 2.9m with automatic door
- * Gas fired central heating
- * Cobble-loc drive to the side of the house
- * Side access with gate
- * Wooden deck and Barna shed to rear

DESCRIPTION:

No. 104 is a modern 3 bedroom semi-detached c. 137.16 sq.m. (c. 1,476 sq.ft.) residence with attic conversion and garage, presented in showhouse condition throughout. Features include Monocouche finish, PVC fascia/soffits, PVC double glazed windows,

The Meadows is a modern development of semi-detached and detached homes situated within just a short walk of Newbridge Train Station and all other local amenities including schools, churches, post office, banks, pubs, restaurants and super shopping to include Tesco, 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 Train Station providing direct access to either Heuston Station or Grand Canal Dock. There is a bus service available from the Main Street and M7 Motorway access is available at Junction 10 or 12.

ACCOMMODATION:

Hallway : 1.90m x 3.30m
with porcelain tiled floor, coving, understairs storage.

Guest WC :
w.c., w.h.b., fully tiled.

Sitting Room : 4.15m x 4.75m
bay window, coving, oak surround fireplace, laminate floor and double doors to;

Kitchen/Dining Room : 6.25m x 3.35m
laminated and tiled floor, oak built in ground and eye level presses, integrated fridge/freezer, integrated Zanussi dishwasher, Zanussi electric oven, 4 ring gas hob, extractor, gas burner, tiled surround and French doors.

Upper Landing :

Bedroom 2 : 3.08m x 2.78m
with built-in wardrobe.

Bathroom :
w.c., w.h.b., bath with shower attachment, fully tiled

Bedroom 1 : 3.50m x 3.48m
with built-in wardrobe.

En-suite :
w.c., w.h.b., electric shower, fully tiled.

Bedroom 3 : 2.30m x 4.05m
with built-in wardrobe.

Hotpress :
shelved with immersion.

Attic Room 1 : 2.70m x 4.10m
with eave storage.

Attic Room 2 : 5.15m x 2.70m
with eave storage.

Garage : 5.30m x 2.90m
with automatic door.

OUTSIDE:

Wooden deck to rear, outside tap and Barna shed.

SERVICES:

Mains water, mains drainage, gas fired central heating, alarm.

INCLUSIONS:

Integrated fridge/freezer, Zanussi electric oven, 4 ring gas hob, integrated Zanussi dishwasher, extractor, carpets, blinds, light fittings and Barna shed.

SOLICITOR:

TBC

BER: C1

BER NO: 109198630

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