



EXCEPTIONAL DETACHED 4 BEDROOM RESIDENCE

14 The Priory, Newbridge, Co. Kildare, W12 AE02

GUIDE PRICE: € 495,000



PSRA Reg. No. 001536

14 The Priory, Newbridge, Co. Kildare

FEATURES:

- * Gas fired central heating
- * PVC double glazed windows
- * PVC fascia/soffits
- * Cobble loc driveway
- * Corner house with ample parking
- * Wonderful sunroom extension
- * Side access with gate
- * Walled in gardens to front and rear
- * Main bedroom with walk-in wardrobe and ensuite
- * High gloss fitted kitchen with Quartz worktops
- * Sought after modern development
- * Excellent central location
- * Porcelain tiled floor to kitchen/diningroom, sunroom and utility

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 the River Liffey. Approached by a cobble loc drive to front with walled in gardens to front and rear overlooking a large green area at the end of a cul de sac in a semi-circle of 12 houses. The house offers spacious living accommodation extending to c. 1,650 sq.ft. (c. 153.3 sq.m.) in excellent condition throughout which must be viewed to be appreciated. The house has 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, extended sunroom to rear and high gloss fitted kitchen with appliances.

This is a superb development within walking distance of schools, churches, banks, post office, pubs, restaurants and excellent shopping with such retailers as Tescos, Dunnes Stores, Lidl, Aldi, Woodies, Newbridge Silverware, Supervalu, Penneys, TK Maxx and 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 and train service direct to the City Centre either Grand Canal Dock or Heuston Station. Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey, swimming and horse racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall 4.34m x 2.00m
with oak floor, recessed lights, coving and understairs storage closet.

Sitting Room 5.15m x 3.39m
into bay windows with oak floor, coving, recessed lights, marble fireplace with gas fire, wall lights.

Family Room 5.00m x 2.74m
with coving recessed lights and built-in shelving unit.

Kitchen/Dining Room 6.42m x 3.58m
with porcelain tiled floor, built-in high gloss ground and eye level presses, breakfast counter, s.s. sink unit, Bosch electric oven, dishwasher, Bosch ceramic hob, extractor, recessed lights and tiled surround.

Sun Room 4.58m x 3.00m
with porcelain tiled floor, French doors to rear, recessed lights, vaulted ceiling and velux windows, wall lights.

Utility Room 2.56m x 1.83m
with porcelain tiled floor, washing machine, tumble dryer, fitted presses, gas burner.

Toilet
with w.c., vanity w.h.b, press, tiled floor and surround.

UPSTAIR

Landing
Spacious landing with recessed lights.

Bedroom 1 3.67m x 3.31m
with spacious walk-in wardrobe, laminate floor.

En-Suite
Shower, w.c., vanity w.h.b., press, recessed lights, heated towel rail, tiled floor and surround.

Hotpress
shelved with immersion.

Bedroom 2 4.25m x 2.72m
with built-in wardrobes, recessed lights and laminate floor.

Bedroom 3 3.35m x 3.00m
laminate floor.

Bathroom 2.45m x 2.00m
tub bath with shower attachment, w.c., vanity w.h.b, shower, recessed lights, heated towel rail, presses, tiled floor and walls.

Bedroom 4 2.80m x 2.50m
with built-in wardrobes and laminate floor.

OUTSIDE:

Approached by a cobble loc drive to front with gardens to front and rear in lawn with a selection of trees, raised flower beds, shrubs, etc. Side access with gate. To the rear there is a large paved patio area, walled in rear garden, outside tap, outside socket, secure metal shed to side.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, oven, hob, extractor, dishwasher, washing machine and tumbler dryer.

BER: C2 BER NO: 101530608

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