



**SUPERB DETACHED 4 BEDROOM RESIDENCE ON C. 0.56 ACRE**

**2 Mountrice Park, Mountrice, Monasterevin, Co. Kildare, W34 VY04**

**GUIDE PRICE: € 495,000**



**PSRA Reg. No. 001536**



**2 Mountrice Park, Mountrice, Monasterevin,  
Co. Kildare, W34 VY04**

**FEATURES:**

- \* PVC double glazed windows
- \* Oil/solid fuel central heating
- \* Alarm
- \* Large site c. 0.56 Acre
- \* Gated side access on both sides
- \* Gravel drive encircling property
- \* Shanette insulated shed - 20 ft. x 10 ft
- \* Outside tap
- \* Within walking distance of school
- \* Energy efficient - eligible for Green Mortgage

**DESCRIPTION:**

Mountrice Park as an exclusive development of just 10 detached houses within a short walk of the local primary school. No. 2 is exceptionally spacious (circa 258 sq.m./2,777 sq.ft.) and is presented in superb condition throughout with features including PVC double glazed windows, dual oil fired/solid fuel central heating, paved patio and beech hedge. This energy efficient property is on a circa 0.56 acre site and is located just a few minutes from both Kildare Town and Monasterevin with M7 Motorway access and commuter rail services.

Kildare Town (which is approx. 4 miles from the property) is well serviced with a good road and rail infrastructure including bus route, M7 Motorway and a regular commuter rail service direct to Heuston Station. The Town benefits from schools, church, shops, restaurants, pubs, Aldi, Lidl, Tesco and Kildare Retail Outlet Village for the shopping enthusiast.

**ACCOMMODATION:**

Hallway : 4.87m x 3.60m  
with tiled floor, cupboard, wall lights, coving, plantation shutters

Dining Room : 3.50m x 4.20m  
with maple floor, coving, patio doors

Living Room : 7.12m x 4.80m  
with maple floor, marble fireplace, bay window, recessed lights, coving, wall lights, Henley stove with back burner

Kitchen / Breakfast Area : 6.30m x 4.20m  
with tiled floor, island unit, grey built in ground and eye level units, stainless steel sink with tiled splashback, recessed lights, Zanussi electric oven, grill, hob, integrated dishwasher

Utility Room : 2.30m x 1.88m  
with tiled floor, grey built in ground and eye level units, stainless steel sink, plumbed

Bathroom : 2.40m x 2.33m  
with tiled floor, w.c., w.h.b., electric shower, bath with shower attachment

Bedroom 2 : 3.75m x 3.50m  
with laminate floor, built in wardrobe, bay window

Bedroom 1 : 3.90m x 4.20m  
with laminate floor, walk in wardrobe, shelved

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

Bedroom 3 : 3.44m x 3.48m  
with laminate floor, built in wardrobe, bay window

Bedroom 4 : 3.12m x 3.40m  
with laminate floor, built in wardrobe

**UPSTAIRS :**

Attic Room 1 : 4.80m x 5.70m  
with eaves storage, recessed lights, laminate floor, built in wardrobe

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

Attic Room 2 : 4.80m x 5.70m  
with recessed lights, laminate floor, built in wardrobe

Store Room :

Hotpress :  
shelved with immersion

**OUTSIDE:**

Large site c. 0.56 Acre, outside tap, gated side access, gravel drive, shed, paved patio, garden in lawn.

**SERVICES:**

Oil/solid fuel central heating, ESB, refuse collection, alarm.

**INCLUSIONS:**

Carpets, light fittings, blinds, oven, hob, extractor, dishwasher, shed

**SOLICITOR:**

Stephen McGrath, Burns Nowlan  
31 Main Street, Newbridge, Co. Kildare

**BER: B3 BER NO: 107420150**

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