



SUPERB DETACHED C. 2,500 SQ.FT. RESIDENCE

23 Old Abbey Manor, Great Connell, Newbridge, Co. Kildare, W12 W443

GUIDE PRICE: € 525,000



PSRA Reg. No. 001536

23 Old Abbey Manor, Great Connell, Newbridge, Co. Kildare, W12 W443

FEATURES:

- * Quiet cul de sac of 5 houses.
- * Large cobble loc drive.
- * Small development of 35 houses.
- * c. 2,500 sq.ft. (c. 232 sq.m.)
- * Oil fired central heating.
- * Fibre Broadband.
- * PVC double glazed windows.
- * 4 bathrooms.
- * Manicured rear garden.
- * External walls pumped with insulation.
- * Fitted kitchen with integrated appliances and pantry.

DESCRIPTION:

Old Abbey Manor is a modern residential development of 35 detached houses situated in a nice quiet rural setting in the townland of Great Connell c. 1/2 miles from Town. Set in a quiet cul de sac of 5 houses to the rear of the development overlooking a large green area. Approached by a large cobble loc drive to front with side access on both sides of house with gates leading to a manicured rear garden with paved patio area, shrubs, trees and hedges. Built in c. 2005 containing c. 2,500 sq.ft. (c. 232 sq.m.) of spacious light-filled family accommodation with the benefit of PVC double glazed windows, oil fired central heating, external walls pumped with insulation, 4 bathrooms and fitted kitchen with integrated appliances. Newbridge is a busy commuter town with a wealth of amenities on your doorstep with good restaurants, pubs, schools and shopping to include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies, DID Electrical, Newbridge Silverware 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 M7 Motorway access at Junction 10, bus route available from the Town and train service direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall : 5.00m x 2.60m
With coving, recessed lights, tiled floor and wood paneled surround.

Sitting Room : 6.20m x 3.62m
With laminate floor, coving, marble fireplace and wall lights.

Kitchen/Dining Room : 6.26m x 5.60m
(Including Pantry and Utility) Tiled floor, built-in ground and eye level presses, granite worktops and splashback, coving, recessed lights, island unit, sink, Neff integrated dishwasher, Neff ceramic hob, Neff cooker hood, Neff electric double oven and patio doors leading to rear garden.

Utility Room :
Plumbed, tiled floor, fitted presses and coving.

Pantry :
Tiled floor and shelving.

Bathroom : 3.30m x 2.75m
w.c., pedestal w.h.b., jacuzzi bath with shower attachment, fully tiled floor and walls.

Bedroom 2 : 3.88m x 3.27m
Coving, laminate floor, range of built-in wardrobes.

En-Suite 1 :
Rainwater shower, w.c., vanity w.h.b., heated towel rail, fully tiled and walls.

Bedroom 3 : 5.00m x 3.88m
With laminate floor, range of built-in wardrobes and coving.

Bedroom 4 : 3.80m x 3.10m
With coving and laminate floor.

Bedroom 1 : 6.00m x 5.25m
With recessed lights and laminate floor.

En-Suite 2 :
w.c., w.h.b., heated towel rail, rainwater shower, tiled floor and walls.

Landing :
With laminate floor.

Attic Room 1 : 3.83m x 3.68m
With laminate floor and walk-in wardrobe.

En-Suite 3 :
w.c., w.h.b., corner shower, tiled floor and walls.

AMENITIES:

Local amenities include rugby, soccer, GAA, tennis, swimming, fishing, canoeing, athletics, golf, horse riding and racing in Naas, The Curragh and Punchestown.

OUTSIDE:

Large cobble loc drive to front, side access on both sides of house with gates leading to manicured split level rear garden with paved patio area, outside taps, shrubs, trees, hedges and metal garden shed.

SERVICES:

Mains water, mains drainage, oil fired central heating, Fibre broadband, refuse collection.

INCLUSIONS:

Oven, hob, extractor, dishwasher, blinds, metal garden shed, carpets, curtains and light fittings.

SOLICITOR:

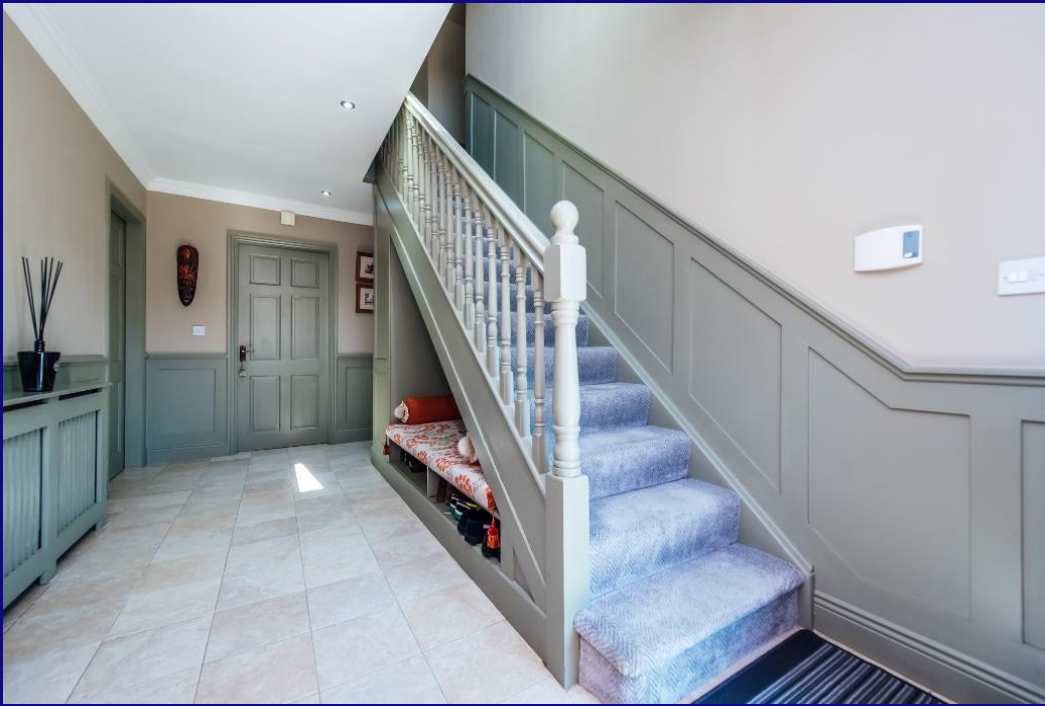
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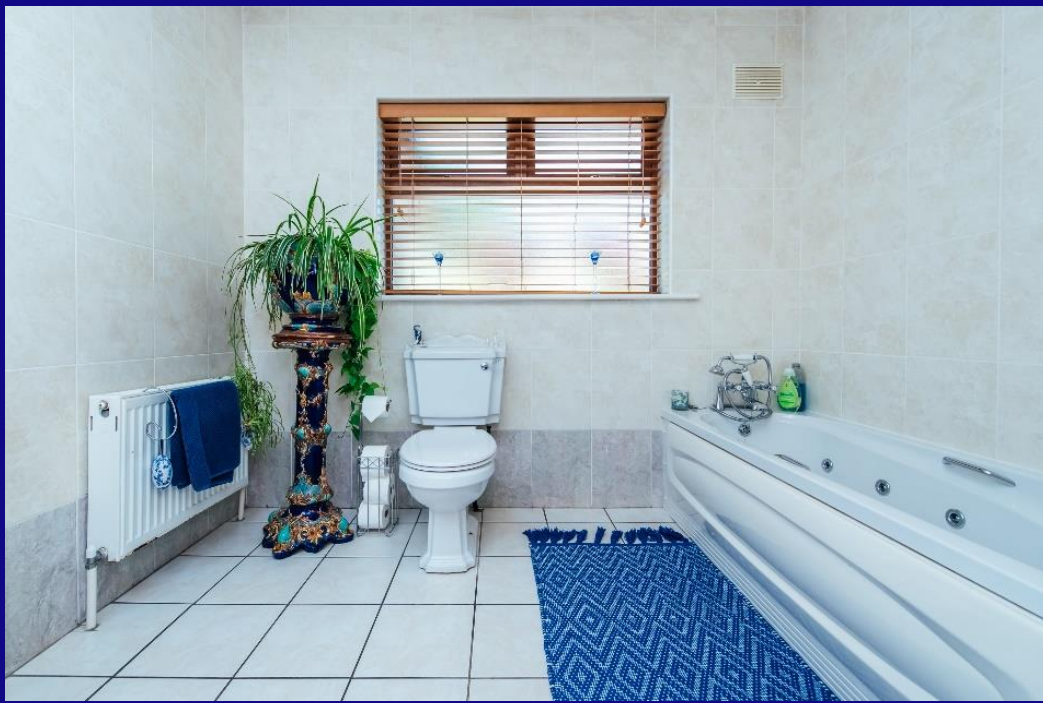
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