



SUPERB 3 BEDROOM SEMI-DETACHED HOME IN SHOWHOUSE CONDITION

3 The Elms, Oldgrange Wood, Monasterevin, Co. Kildare W34 FP89

GUIDE PRICE: € 320,000

BER A3

JORDAN 

PSRA Reg. No. 001536

**3 The Elms, Oldgrange Wood,
Monasterevin, Co. Kildare W34 FP89**

FEATURES:

- * Gas fired central heating
- * Solar panels
- * Double cobble loc drive
- * Overlooking a large green area
- * Maintenance free brick/dashed exterior
- * PVC double glazed windows
- * Showhouse condition throughout
- * c. 112 sq.m. (c. 1,200 sq.ft.)

DESCRIPTION:

Oldgrange Wood is a modern development of semi-detached homes, situated on the outskirts of Monasterevin which has the benefits of shops, schools, church, pubs etc. Monasterevin is a small town just off the M7 Motorway at Junction 14 only 55km southwest of the M50 with good transportation links including bus route in Town, M7 Motorway c. 3 1/2 km at Junction 14 and train service direct to City Centre. Kildare Village is only a 10 minute drive offering designer shopping at discounted prices.

The property is overlooking a large green area and presented in showhouse condition throughout containing c. 1,200 sq.ft. (c. 111.8 sq.m) of accommodation with brick/dashed exterior, double cobble loc drive, PVC double glazed windows, PVC fascia/soffits, solar panels, gas fired central heating and wall in west facing rear garden with paved patio area.

ACCOMMODATION:

Entrance Hall: 5.55m x 1.90m
With laminate floor, part wood paneled walls and storage closet.

Sitting Room: 4.85m x 3.65m
Laminate floor, insert electric fire, bay window and double doors leading to;

Kitchen/Dining Room: 6.36m x 5.60m
Part wood paneled walls, laminate floor, shelving, grey built-in ground and eye level presses, Bosch electric double oven, Bosch induction hob, Zanussi integrated fridge/freezer, Whirlpool integrated dishwasher, extractor, s.s. sink unit and french doors leading to rear garden.

Guest WC:
w.c., w.h.b., tiled floor, part wood paneled walls and plumbed.

UPSTAIRS

Bathroom:
Bath with shower attachment, w.c., vanity w.h.b., shower over bath and fully tiled floor and walls.

Bedroom 1: 4.00m x 2.90m
With laminate floor and mirrored sliding wardrobes.

En-Suite:
w.c., vanity w.h.b., tiled floor and shower, linen closet.

Bedroom 2: 3.76m x 3.03m
Into bay window with laminate floor and range of built-in wardrobes.

Bedroom 3: 2.38m x 2.10m

OUTSIDE:

Approached by a double cobble loc drive to front, side access with gate leading to west facing rear garden, walled in. Paved patio area, barna shed and outside tap.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

Reidy Stafford Sols., Moorefield Terrace, Newbridge, Co. Kildare.

BER: A3

BER NO: 110368248

CONTACT:

Liam Hargaden

M: 086 2569750 T: 045-433550

E: liam@jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.



