



SUPERB SEMI-DETACHED RESIDENCE ON END SITE

44 Abbeygate, Dublin Road, Monasterevin, Co. Kildare, W34 NP93

GUIDE PRICE: € 285,000

BER C3



PSRA Reg. No. 001536

**44 Abbeygate, Dublin Road, Monasterevin,
Co. Kildare, W34 NP93**

FEATURES:

- * PVC fascia/soffits
- * Double glazed windows
- * Oil fuel central heating
- * End site with room for extension
- * In superb condition throughout
- * Very spacious property
- * Potential for attic conversion

DESCRIPTION:

Abbeygate is a modern residential development within close proximity of all amenities in Monasterevin. Number 44 is a spacious (circa 115 sq.m/1,238 sq.ft) residence on an end site with room for an extension. The property is in superb condition throughout.

Monasterevin is a provincial town located just of the M7 Motorway at Junction 14 on the banks of the River Barrow with schools, church and shops. The town is 34 miles southwest of the M50 with the benefit of bus service, M7 Motorway access at Junction 14 and train service from town direct to the City Centre. Kildare Town is 7 miles, Newbridge 12 miles.

ACCOMMODATION:

Hallway : 4.50m x 1.70m
Tiled floor.

Sitting Room : 4.70m x 3.30m
With coving and wood surround fireplace.

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

Kitchen/Dining Room :
Tiled floor, splashback, built-in ground and eye level units, s.s. sink unit, electric oven, electric hob, extractor, sliding patio door to rear.

Utility Room :
Plumbed, tiled floor, storage closet.

UPSTAIRS

Bedroom 1 : 3.30m x 3.30m
With built-in wardrobes.

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

Bedroom 2 : 4.05m x 3.40m
With built-in wardrobes.

Bedroom 3 : 4.05m x 2.50m
With built-in wardrobes.

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

OUTSIDE:

Outside tap, gated side access, Barna shed.

SERVICES:

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

INCLUSIONS:

Carpets, oven, hob, extractor.

SOLICITOR:

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

BER: C3

BER NO: 103076196

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