



SUPERB DETACHED 4 BEDROOM RESIDENCE WITH SUNROOM

45 Old Mill Race, Athgarvan, Newbridge, Co. Kildare, W12 P033

GUIDE PRICE: € 495,000



PSRA Reg. No. 001536

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FEATURES:

- * Excellent sought-after village environment
- * c. 1,830 sq.ft. (c. 170 sq.m.)
- * Superb condition throughout
- * c. 3kms from Newbridge and Kilcullen
- * Excellent transportation links with motorway, bus route and train service
- * Newbridge offers an excellent array of educational, recreational and shopping facilities
- * Only 350 metres from the Curragh Plains

DESCRIPTION:

Old Mill Race is a modern residential development of c. 70 detached houses situated on the Curragh Road from Athgarvan Village. The village is only 3km south of Newbridge and has the benefit of a primary school, pub/restaurant and convenience store. The development is only 350 metres from the Curragh Plains which offers c. 4,500 acres of open parkland, ideal for walking, running or cycling.

No. 45 Old Mill Race is a fine detached 4 bedroom residence c. 1,830 sq.ft. (c. 170 sq.m.), approached by a paved driveway to front with walled in gardens to front and rear. Built c. 20 years with a brick/dashed exterior, PVC georgian style sash windows, PVC fascia/soffits, sunroom extension, newly refurbished en suite bathroom. This is an ideal family home presented in excellent condition throughout which must be viewed to be appreciated.

The area has the benefit of an excellent education, recreational and shopping facilities with such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Woodies, TK Maxx, Penneys, 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 12 Ballymany (c. 2.5 km), bus route available from Newbridge and train service from Town directly to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Hallway: 6.50m x 2.35m
Polished porcelain tiled floor, coving and understairs storage.

Sitting/Dining: 7.35m x 4.10m
With oak floor, coving, marble fireplace and double doors leading to;

Sun Room: 3.45m x 3.20m
With oak floor and patio doors leading to rear garden.

Guest WC:
With vanity w.h.b., w.c., heated towel rail, fully tiled floor and walls.

Kitchen / Breakfast Area: 7.35m x 4.05m
Laminate and tiled floor, oak built-in ground and eye level presses, tiled surround, s.s. sink unit, polished granite worktops and splashback, Neff integrated dishwasher, Whirlpool ceramic hob, Whirlpool double oven and extractor.

Utility Room:
Tiled floor, s.s. sink unit, plumbed, gas burner, fitted presses.

Bedroom 1: 4.20m x 4.06m
With laminate flooring and wardrobe.

En-Suite:
Fully tiled with marble floor and porcelain tiled walls, rainwater shower, heated towel rail, recessed lights and vanity w.h.b.

Bedroom 2: 4.00m x 3.00m
With semi solid wooden floor and wardrobe.

Bedroom 3: 4.20m x 3.08m
With laminate floor and wardrobe.

Bedroom 4: 3.20m x 2.90m
With laminate floor and wardrobe.

Hotpress:
Shelved with immersion.

Bathroom:
w.c., vanity w.h.b., tiled floor and surround.

OUTSIDE:

Approached by a paved driveway to accommodate two cars, gardens to front and rear in lawn, side access on both sides of house with gates, outside tap, large paved patio area and barna shed.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

Curtains, carpets, light fittings, blinds, oven, hob, extractor, dishwasher and fridge.

SOLICITOR:

Johnston Solicitors, Ballyfermot, Dublin 10.

BER: C2

CONTACT:

Liam Hargaden
M: 086 2569750 T: 045-433550
E: liam@jordancs.ie







**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**

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