



DELIGHTFUL DETACHED 4 BEDROOM RESIDENCE ON AN END SITE

9 Ryston Avenue, Newbridge, Co. Kildare, W12 YC43

GUIDE PRICE: € 595,000

BER C3



PSRA Reg. No. 001536

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FEATURES:

- * Sunroom extension
- * PVC double glazed windows
- * Oil fired central heating
- * External walls pumped with insulation
- * German high gloss fitted kitchen with integrated appliances
- * Small development of 9 houses
- * Excellent central location
- * Within walking distance of all the amenities
- * c. 1,720 sq.ft. (c. 159.8 sq.m.) of accommodation
- * South-west facing rear garden

DESCRIPTION:

Ryston Avenue is a small residential development of 9 detached houses in a mature cul de sac only a short walk from the Town Centre. This is a rare opportunity to acquire a superb family home in a quiet setting so close to the town. Tarmacadam driveway to front, graveled and planted forecourt with side gate leading to private southwest facing rear garden enclosed by a wall, trees and hedges along with wooden deck and paved patio area. The house contains c. 1,720 sq.ft. (c. 159.8 sq.m.) of spacious family accommodation presented in excellent condition throughout with sunroom, PVC double glazed windows, oil fired central heating, PVC fascia/soffits, external walls pumped with insulation, German high gloss fitted kitchen with integrated appliances.

Centrally located only a short walk from the Town centre with schools, banks, post office, pub, restaurants and superb shopping to include Penneys, TK Maxx, Dunnes, Tesco, Aldi, Lidl and the Whitewater shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of an excellent road and rail infrastructure linking the city with the M7 Motorway at Junction 10, bus route from Town Centre and train service direct to Heuston Station or Grand Canal Dock. Local amenities include GAA, rugby, soccer, athletics, hockey, basketball, swimming, fishing canoeing, leisure centres, golf and racing in the Curragh, Naas, and Punchestown.

ACCOMMODATION:

Entrance Hall: 6.60m x 1.90m
With laminate floor and recessed lights.

Toilet:
w.c., vanity w.h.b., recessed lights, fitted press and fully tiled floor and walls.

Sitting Room: 5.68m x 3.63m
Marble fireplace with insert stove.

Dining Room: 3.64m x 2.82m
With laminate floor, recessed lights and double doors leading to rear garden.

Kitchen: 3.65m x 3.65m
High gloss German fitted kitchen, electric oven, integrated dishwasher, s.s. sink unit, electric hob, extractor, integrated fridge freezer, breakfast counter, integrated microwave, recessed lights and polished porcelain tiled floor.

Sun Room: 3.93m x 3.65m
Polished porcelain tiled floor, recessed lights and french doors leading to rear garden.

Back Hall: 3.72m x 1.72m
With fitted presses, integrated fridge freezer and polished porcelain tiled floor.

Family Room: 5.45m x 2.68m
Laminate floor, recessed lights and french doors leading to rear garden.

Utility Room:
Polished porcelain tiled floor, plumbed and oil burner.

Shower Room:
w.c., vanity w.h.b. with drawers, heated towel rail, recessed lights, rainwater double shower, fully tiled floor and walls.

Bedroom 1: 3.65m x 3.65m
With range of built-in wardrobes and laminate floor.

En-Suite:
Corner rainwater shower, heated towel rail, vanity w.h.b., recessed lights, w.c., fully tiled floor and walls.

Bedroom 2: 3.60m x 2.70m
With built-in wardrobes.

Bedroom 3: 3.20m x 2.88m
With laminate floor and recessed lights.

Bedroom 4: 2.70m x 2.00m
With double built-in wardrobes, laminate floor and recessed lights.

Attic Space:
Attic access with stairs, partly floored with light.

OUTSIDE:

Tarmacadam drive to front with graveled and planted forecourt. Side access with gate leading to south-west facing rear garden enclosed by wall, trees and hedges along with a wooden deck, two paved patio areas, metal shed, outside tap and socket.

SERVICES:

Mains water, mains drainage, refuse collection, alarm, broadband and oil-fired central heating.

INCLUSIONS:

2 no. fridge freezers, hob, oven, extractor, dishwasher, microwave, carpets, curtains, blinds, lights fittings and garden shed.

SOLICITOR:

Maher Broderick, Main Street, Newbridge, Co. Kildare

BER: C3

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