

FOR SALE

By Private Treaty



101 Loughminane Green, Kildare, Co. Kildare, R51 PE04

GUIDE PRICE: €375,000



4



2



142 Sqm



SPACIOUS 4-BED SEMI-DETACHED RESIDENCE ON LARGE CORNER SITE

No. 101 Loughminane Green is spacious (circa 142 sq.m.) 4-bedroom semi-detached residence on a large corner site. The property is presented in very good condition throughout. It is situated at the end of a quiet cul-de-sac adjacent to a large green area and benefits from two reception rooms, making it an ideal family home.

Loughminane Green is a quiet and established residential area, while still being conveniently located on the edge of Kildare Town which provides an excellent range of restaurants, cafés and everyday shopping facilities, including Tesco, Lidl and Aldi and local amenities.

The area benefits from excellent transport links, with bus services available from Kildare Village (approximately 1 km away), direct access to the M7 Motorway (approximately 750 metres) and a regular commuter rail service from Kildare Train Station (approximately 2 km), providing direct access to Heuston Station and Grand Canal Dock. The property is located approximately 45 km south-west of the M50.

A wide range of local attractions and recreational amenities are available nearby, including the Irish National Stud and Japanese Gardens, together with the renowned Curragh Plains, extending to approximately 4,500 acres of open parkland, ideal for walking, running and cycling. Sporting facilities in the area include GAA, rugby, soccer, athletics, gyms, golf and horse riding, along with world-class racing at The Curragh, Naas and Punchestown.



Accommodation

Porch With tiled floor.

Entrance Hall With laminate flooring.

Living Room (18.93ft x 11.48ft) 5.77m x 3.50m
With laminate flooring, coving and fireplace.

Kitchen (17.42ft x 7.87ft) 5.31m x 2.40m
With laminate flooring, built-in ground and eye level units, tiled surround, stainless steel sink, gas hob and oven.

Utility Room With tiled floor.

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

Office/Playroom (11.15ft x 7.87ft) 3.40m x 2.40m
With laminate flooring.

Dining Room (16.34ft x 8.30ft) 4.98m x 2.53m

Bedroom 1 (11.94ft x 9.61ft) 3.64m x 2.93m
With timber floor.

En-suite
Tiled, w.c., w.h.b., and electric shower.

Bedroom 2 (12.17ft x 11.98ft) 3.71m x 3.65m
With timber floor.

Bathroom
w.c., w.h.b., bath with tiled surround and shower attachment.

Bedroom 3 (12.01ft x 9.84ft) 3.66m x 3.00m
With timber floor.

Bedroom 4 (11.91ft x 8.56ft) 3.63m x 2.61m
With timber floor.

Hotpress (7.55ft x 4.13ft) 2.30m x 1.26m



Features

- Double glazed windows throughout
- PVC fascia and soffits
- Concrete driveway
- Freshly painted exterior
- Large rear garden on corner site
- Possibility for further expansion (subject to PP)

Inclusions

TBC

Outside

Double driveway to front, large enclosed rear garden in lawn with room for expansion (subject to PP)

Services

Mains water, mains drainage, electricity, gas fired central heating, refuse collection.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only.



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