

FOR SALE

By Private Treaty

45 Standhouse Lawns, Newbridge, Co. Kildare, W12 WR96

GUIDE PRICE: €310,000



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1



82.3 Sqm



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN QUIET CUL DE SAC

Situated in the established and popular residential setting of Standhouse Lawns, this attractive three-bedroom semi-detached home offers an excellent opportunity to acquire a comfortable family home on the edge of Newbridge.

No. 45 is presented in excellent condition throughout and is situated in a quiet cul-de-sac, overlooking a green area to the front. To the rear is a private south facing rear garden which is not overlooked. Features include PVC double glazed windows and gas fired central heating.

Standhouse Lawns is a mature residential development, offering a settled community atmosphere close to the many amenities of Newbridge.

The town provides an excellent choice of schools, shops, cafés, restaurants, sporting facilities and leisure amenities. Whitewater Shopping Centre is nearby, while Newbridge town centre offers everything needed for day-to-day living. For commuters, Newbridge offers excellent transport connections. Newbridge railway station provides regular services towards Dublin (both Heuston Station and Grand Canal Dock) and other destinations, while the M7 motorway is readily accessible by road. There is also regular bus services to Dublin located within a short walk.

The location makes it possible to enjoy the convenience and amenities of a thriving Kildare town while remaining within easy reach of Dublin.



Accommodation

Entrance Hall (7.55ft x 3.77ft) 2.30m x 1.15m

Sitting Room (16.40ft x 13.62ft) 5.00m x 4.15m

With laminate floor, brick surround fireplace, built in shelving and presses, sliding patio doors to rear.

Kitchen

With laminate floor, built in ground and eye level units including larder press, custom made tempered glass splash back, Belling integrated dishwasher, Hotpoint integrated washer/dryer, Belling double oven Hotpoint integrated fridge freezer, under stairs pantry press.

Upper Landing

Bedroom 1 (11.48ft x 8.20ft) 3.50m x 2.50m

With laminate floor and mirrored sliding wardrobes.

Bedroom 2 (9.68ft x 9.51ft) 2.95m x 2.90m

With built-in wardrobe.

Shower Room

Fully tiled, w.c., vanity w.h.b., electric shower.

Bedroom 3 (7.87ft x 7.87ft) 2.40m x 2.40m

With laminate floor.

Hotpress

Shelved with immersion.



Features

- Gas fired central heating
- PVC double glazed windows
- Situated in a quiet cul-de-sac overlooking green area to front
- South facing rear garden (not overlooked)

Inclusions

Carpets, blinds, light fittings, integrated appliances.

Outside

- Gated side access to rear garden
- Off street parking for two cars
- Outside tap
- Barna shed

Services

Mains water, mains drainage, refuse collection.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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