



25 NEWTOWN GROVE SUNCROFT CO. KILDARE R56 DR98



Detached
Home



4



3



c. 136 Sq. M
c. 1,465 Sq. Ft



BER C2



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present Number 25 Newtown Grove to the market a brick fronted former show home situated on a spacious corner site. The property offers c. 1,465 sq. ft of well proportioned accommodation and has been well maintained by its current owners. Located in the sought after Newtown Grove development which comprises of 41 detached homes in the heart of Suncroft.

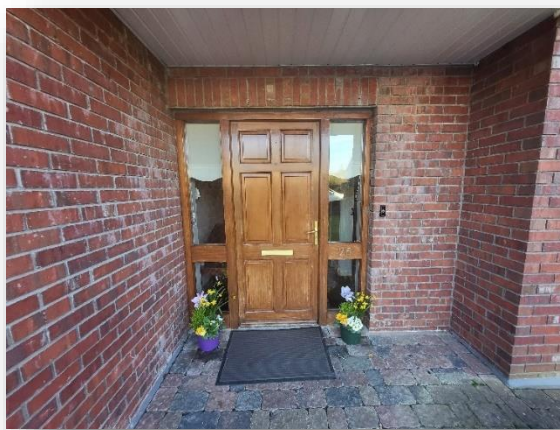
The village offers local amenities such as shops, primary school, church, sporting facilities and pub. The surrounding towns of Newbridge (c.9km), Kildare Town(c.8km) and Kilcullen (c.12km) offer all conceivable amenities, with an excellent selection of schools, shopping facilities, restaurants and much more. Commuters benefit from the quick access to M7 Motorway (7km) and M9 at Kilcullen, rail services to Dublin City Centre are also available from Kildare/Newbridge.

LOCATION

Head southwest on the M7, exit at junction 12 and continue straight for 6.7km, turn right onto Newtown Grove, followed by a left Number 25 is the first home on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	3.25m x 1.74m	
Guest WC	1.44m x 1.43m	
Kitchen	4.11m x 3.33m	Tiled floor, doors to utility
Dining Room	3.52m x 3.22m	Wooden floor, patio door
Utility Room	2.52m x 1.43m	Door to side, ample storage
Sitting Room	4.11m x 3.56m	Wooden floor, open fireplace
Lounge/Playroom	4.67m x 2.73m	
Bedroom 1	3.75m x 3.59m	Carpet, wardrobes
Ensuite	2.30m x 1.67m	Shower cubicle, WC & WHB
Bedroom 2	3.90m x 2.89m	Carpet
Bedroom 3	4.46m x 2.50m	
Bedroom 4	3.52m x 2.55m	
Bathroom	2.83m x 1.87m	Bath with electric shower, WC & WHB





SERVICES

- Mains Water
- Mains Sewage
- O.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Fridge
- Cooker
- Blinds

ADDITIONAL INFORMATION/FEATURES

- c. 136 mtr sq. | c. 1465 sq. ft
- Built in 2004
- Off Street Parking
- Spacious Side Entrance
- Large Corner Site Garden
- Original Show Home
- Cobble Lock Driveway
- New Boiler
- Stira Attic Stairs
- South Westerly Facing Rear Garden

PRICE REGION AMV: €428,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.