



**SUPERB ENERGY EFFICIENT RESIDENCE ON LARGE SITE**

**15 The Elms, Newbridge, Co. Kildare W12 TD88**

**GUIDE PRICE: € 400,000**

**BER B3**



**PSRA Reg. No. 001536**

## 15 The Elms, Newbridge, Co. Kildare W12 TD88

---

### FEATURES:

- \* Cobble loc drive
- \* PVC double glazed windows
- \* PVC fascia/soffits
- \* Brick façade
- \* B3 Rating – eligible for the 'Green Mortgage'

### DESCRIPTION:

The Elms is a residential development of semi-detached and detached homes built approx. 20 years ago on the Southern side of town. No. 15 is located towards the end of a quiet cul-de-sac. It benefits from a B3 BER rating making it eligible for the 'Green Mortgage' and is presented in superb condition throughout. The property has the benefit of PVC double glazed windows, gas fired central heating, built-in wardrobes in 4 bedrooms, PVC fascia/soffits and low maintenance brick/dashed exterior.

### AMENITIES:

Adjacent to a primary school and church, only a short walk from all the amenities with restaurants, pubs, banks and shopping including Tesco, Dunnes, TX Maxx, Penneys, Lidl, Aldi and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of the M7 Motorway at Junction 12, bus route from main road and regular train service direct to City Centre (Heuston Station or Grand Canal Dock).

### ACCOMMODATION:

Hallway : 1.76m x 4.93m  
Oak floor and coving.

Guest WC :  
w.c., w.h.b., fully tiled.

Sitting Room : 5.35m x 3.65m  
Oak floor, coving, mahogany fireplace with cast iron & tiled insert, gas fire, built-in corner TV cabinet with shelving.

Family Room :  
Laminate floor, built-in shelving and coving.

Kitchen/Dining :  
Tiled floor, french doors, built-in ground and eye level presses, plumbed, double electric oven, 5 ring gas hob, s.s. sink unit, tiled surround and extractor.

Utility Room :  
Tiled floor, s.s. sink unit, plumbed, built-in ground and eye level presses, shelving, gas burner.

Office / Bedroom 5 : 2.28m x 4.70m  
With coving.

Bedroom 1 : 3.00m x 4.60m  
With double built-in wardrobes.

En-suite :  
Fully tiled w.c., w.h.b., heated towel rail, electric shower.

Bedroom 2 : 3.20m x 2.50m  
Built-in wardrobe, wooden floor.

Bedroom 3 : 2.90m x 2.70m  
Built-in wardrobe, wooden floor.

Bedroom 4 : 2.70m x 2.40m  
Built-in wardrobe and shelving.

Hotpress :  
Shelved with immersion.

Shower Room :  
w.c., vanity w.h.b., Rainwater shower, fully tiled, heated towel rail and fitted press.

### OUTSIDE:

Gated side access on both sides, large cobble loc drive to front, low maintenance exterior and very large rear garden.

### SERVICES:

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

### INCLUSIONS:

TBC

### SOLICITOR:

Patrick J. Farrell & Co. | Charlotte Street, Newbridge, Co. Kildare.

**BER:** B3

### CONTACT:

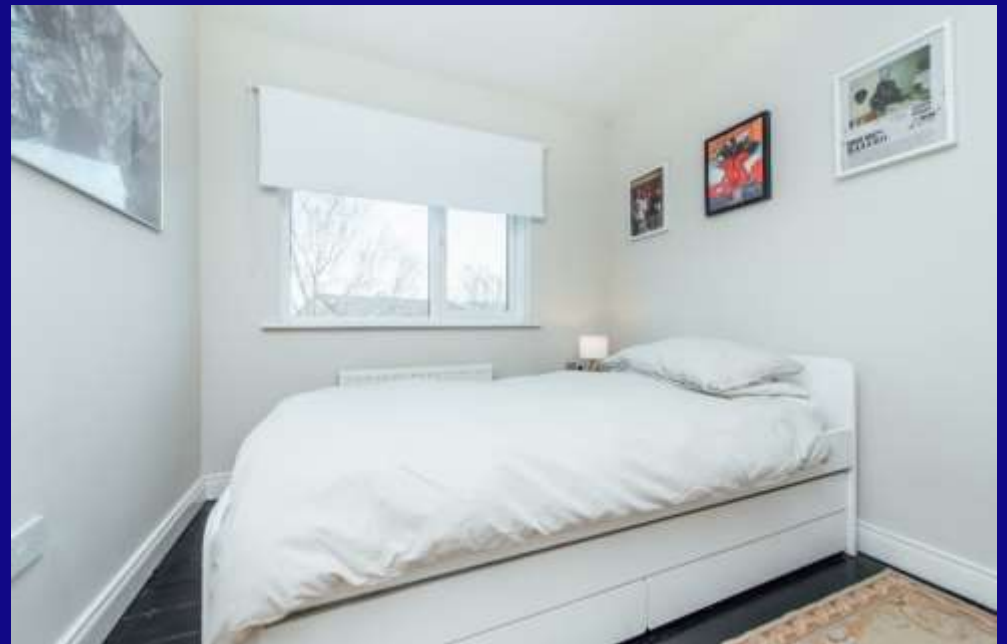
**Mark Neylon**

M: 085 122 6720 | T: 045-433550 | E: [mark@jordancs.ie](mailto:mark@jordancs.ie)













**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)**



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2024. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.