

FOR SALE

By Private Treaty

9 Barrettstown Meadows, Roseberry, Newbridge, Co. Kildare, W12 AY16

4 | 4 | 182.65 Sqm | BER B3

GUIDE PRICE: €549,500

JORDAN

SUBSTANTIAL 4 BEDROOM DETACHED RESIDENCE

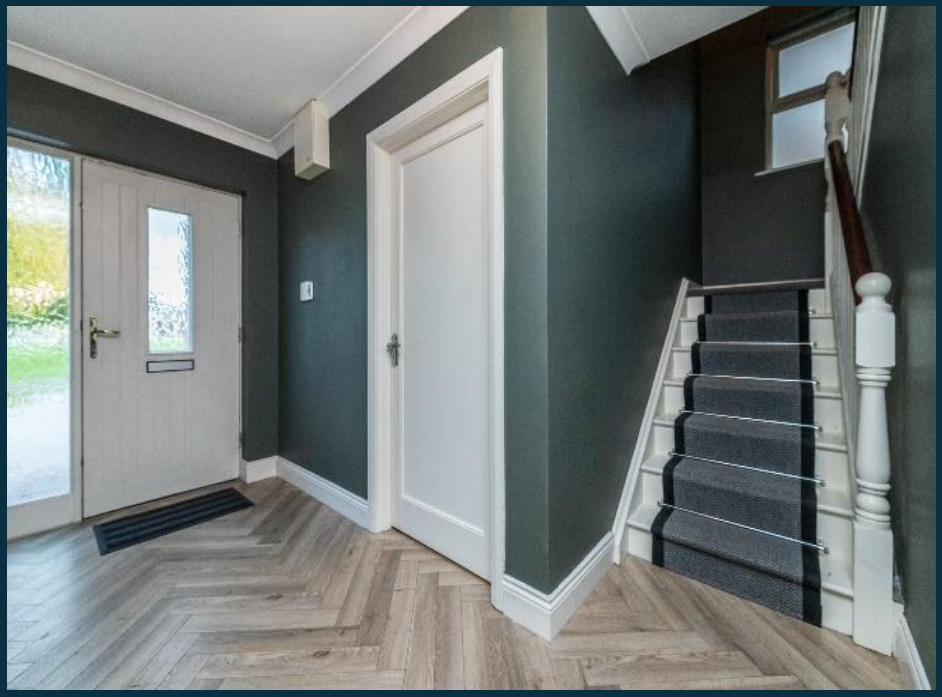
No. 9 Barrettstown Meadows is an impressive four-bedroom detached two-storey family residence extending to approximately 182.65 sq. m (1,966 sq. ft), situated within a highly regarded residential development on the outskirts of Newbridge. Built by Andrews Construction, the development comprises predominantly detached homes and enjoys a mature and established setting.

Occupying an attractive position within a quiet cul-de-sac of just seven houses, overlooking a landscaped green area, the property offers an excellent combination of privacy, spacious accommodation and convenience. To the front, a double cobble-lock driveway provides generous off-street parking, with gated pedestrian access on both sides leading to an enclosed rear garden, predominantly laid in lawn complemented by a paved patio area and metal garden shed.

The property is presented to a high standard throughout and offers bright, generously proportioned accommodation ideally suited to modern family living. Notable features include attractive herringbone flooring, a contemporary fitted kitchen with quartz worktops, integrated appliances and a central island unit, together with double-glazed windows, granite window sills, Monocouche rendered exterior and gas-fired central heating. The accommodation is further enhanced by four spacious bedrooms and four bathrooms, providing excellent comfort and flexibility for family life.

Upon entering, a welcoming reception hall with attractive herringbone flooring sets the tone for the accommodation throughout. The sitting room is a bright and inviting reception space, featuring a bay window, timber flooring and a fireplace, with double doors opening through to the kitchen/dining area. This impressive space forms the heart of the home and features a contemporary fitted kitchen with quartz worktops, integrated appliances and a central island unit. A distinctive bow window incorporating built-in seating creates an attractive area to relax overlooking the rear garden.

A separate second living room, enhanced by decorative wall panelling, provides additional reception space and flexibility for family use. A utility room and guest WC complete the ground-floor accommodation.





Upstairs, the accommodation continues with four generously proportioned double bedrooms, all benefiting from built-in wardrobes. Two of the bedrooms feature ensuite bathrooms, while a separate family bathroom serves the remaining bedrooms. The overall layout provides an excellent balance of living and bedroom accommodation, making the property particularly well suited to the needs of a growing family.

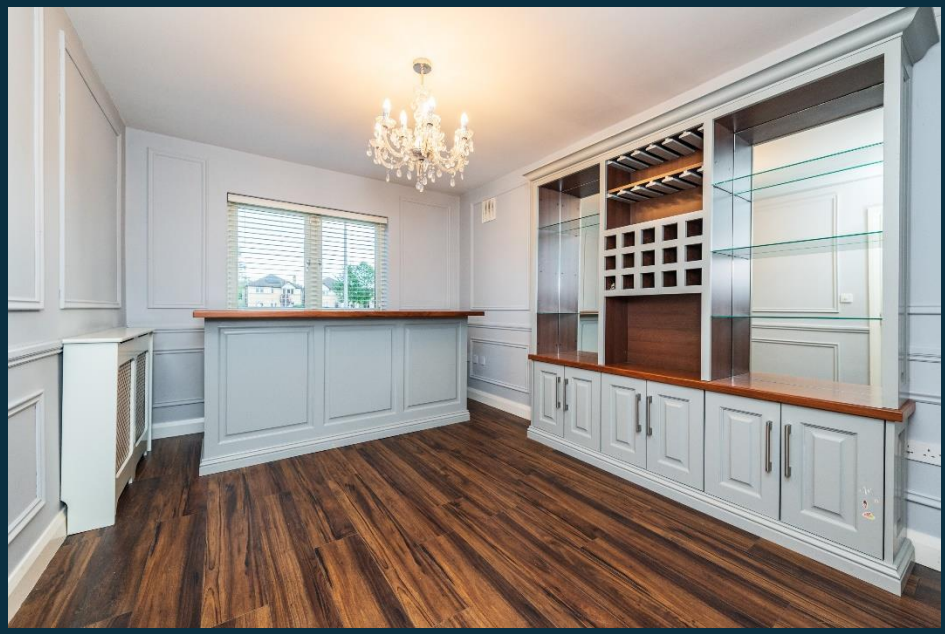
Barrettstown Meadows enjoys an excellent location within walking distance of Newbridge town centre, which offers an extensive range of shopping, educational, recreational and social amenities. The town is particularly well served by a variety of primary and secondary schools, cafés, restaurants, pubs, banks, a post office and numerous sporting and leisure facilities.

Newbridge is one of County Kildare's principal commercial centres, with an impressive selection of retailers including Penneys, TK Maxx, Lidl, Aldi, Tesco, Dunnes Stores, Woodie's, DID Electrical, Home Store + More and Newbridge Silverware. The renowned Whitewater Shopping Centre further enhances the town's retail offering, with approximately 75 retail outlets, a food court and cinema.

The town also benefits from excellent road and rail infrastructure, making it particularly attractive to commuters. The M7 motorway is easily accessible at Junction 10, providing convenient access to Dublin and the wider motorway network. Regular bus services operate from the town centre, while Newbridge Railway Station offers commuter services to Dublin, including connections to Heuston Station and Grand Canal Dock.

No. 9 Barrettstown Meadows is an exceptionally appealing family residence combining generous, well-appointed accommodation with a desirable cul-de-sac setting overlooking a green area. Its spacious and versatile layout, quality internal finishes and convenient proximity to Newbridge town centre make it an ideal choice for families seeking additional living space without compromising on location or accessibility.





Accommodation

Entrance Hall (16.40ft x 0.00ft) 5.00m with herringbone floor and coving

Sitting Room (18.24ft x 13.12ft) 5.56m x 4.00m into bay window with wooden floor, coving, wall lights, fireplace and double doors leading to:

Kitchen/Dining Room (28.81ft x 13.55ft) 8.78m x 4.13m with herringbone floor, modern fitted kitchen with integrated appliances including Bosch integrated dishwasher, extractor, microwave, Whirlpool electric oven, Whirlpool integrated fridge/freezer, island unit, quartz worktops and splashback, bow window with window seat, French doors to rear garden

Utility Room tiled floor, plumbed, sink, boiler and fitted presses

Guest WC w.c., w.h.b., tiled floor and surround

Living Room (13.55ft x 9.84ft) 4.13m x 3.00m with wall panelling, laminate floor and storage

FIRST FLOOR

Bedroom 1 (13.45ft x 13.12ft) 4.10m x 4.00m
into bay window, laminate floor and range of built-in wardrobes

En-suite w.c., w.h.b., double shower, tiled floor and surround

Bedroom 2 (13.12ft x 11.48ft) 4.00m x 3.50m
with laminate floor and range of built-in wardrobes

En-suite w.c., w.h.b., shower and tiled floor

Bedroom 3 (15.75ft x 9.19ft) 4.80m x 2.80m
with laminate floor and range of built-in wardrobes

Bathroom w.c., w.h.b, bath with shower attachment, heated towel rail, fully tiled floor and walls













Hotpress shelved with immersion

Bedroom 4 (13.58ft x 9.84ft) 4.14m x 3.00m
with laminate floor and range of built-in wardrobes

Features

- Eligible for Green Mortgage
- Energy efficient home
- Sought after development
- c. 182.65 sq.m. (c. 1,966 sq.ft.) of spacious accommodation.
- Double glazed windows.
- Gas fired central heating.
- Overlooking a green area.
- Situated in a cul-de-sac.
- Metal garden shed.
- 4 bedrooms and 4 bathrooms.
- Walking distance of the Town Centre.
- Superb educational, recreational and shopping facilities closeby.
- Good road and rail infrastructure and connectivity with the Capital.

Inclusions

Carpets, blinds, light fittings and integrated appliances

Outside

Approached by a double cobble loc drive to front, side access on both sides with gates leading to rear garden in lawn with paved patio area, outside tap, outside socket and metal garden shed.

Services

Mains water, mains draining, refuse collection, gas fired central heating and alarm

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only





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