

FOR SALE

By Private Treaty

**38 The Meadows, Cornelscourt, Newbridge, Cornelscourt, Co.
Kildare, W12 Y076**



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144 Sqm

BER B1

GUIDE PRICE: €425,000



STUNNING 3 BEDROOM HOME WITH ATTIC CONVERSION

No. 38 The Meadows is a superbly presented family home situated within a highly sought after residential development conveniently located just a short stroll from Newbridge Town Centre which hosts an excellent array of local amenities including schools, medical centres, gyms, supermarkets and the Whitewater Shopping Centre.

The accommodation is bright, exceptionally spacious (c. 144 sq. m/1,550 sq. ft) and thoughtfully presented throughout. Upon entering the welcoming entrance hall leads to a generous sitting room featuring laminate flooring and an elegant marble fireplace with stove insert. Double doors open into a superb open-plan kitchen, dining and sunroom area. The kitchen is fitted with a range of contemporary floor and eye-level units complemented by granite worktops, while a feature stove in the sunroom creates a warm and inviting atmosphere.

Upstairs there are three generously sized bedrooms with built in wardrobes and a family bathroom. On the second floor the converted attic provides for a versatile room suitable for a home office or playroom with an additional storage closet.

To the rear the garden is private and not overlooked. A gated side entrance leads to a landscaped, low-maintenance garden featuring granite paving, raised flower beds, mature shrubs, trees and planting. Additional features include an outdoor tap, carport with electricity, security cameras and space for two cars in addition to a detached home gym/office with electricity, hot water and built-in floor and eye-level units extending to approximately 13 sq. m. (140 sq. ft.).

Built in 2009, this B-rated home extends to approximately 144 sq. m. (c. 1,550 sq. ft.) and is presented in excellent condition throughout. Further benefits include gas-fired central heating, double-glazed windows and quality finishes making it an ideal choice for modern family living.



Accommodation

Entrance Hall (10.83ft x 6.33ft) 3.30m x 1.93m

Laminate floor, coving, understairs storage.

Guest WC

Laminate floor, tile surround, vanity w.h.b.

Living Room (15.58ft x 13.78ft) 4.75m x 4.20m

Laminate floor, bay window, coving, feature marble fire insert with blacksmith stove.

Kitchen/Dining Area (20.73ft x 20.41ft) 6.32m x 6.22m

Laminate floor, grey built in ground and eye level units with quartz worktop, quartz splashback, belling range cooker, custom made island unit with quartz worktop, custom made display cabinet.

Sun Room (17.98ft x 11.32ft) 5.48m x 3.45m

Laminate floor, stove,velux windows, french doors leading to the granite patio.

Bedroom 1 (12.89ft x 11.32ft) 3.93m x 3.45m

Bay window, built in wardrobes, recently refurbished en-suite fully tiled, recessed lights, w.c, vanity w.h.b, wall hung display cabinet, trident electric rainwater shower, heated towel rail.

En-suite

Recent refurbished, fully tiled floor and walls, w.c., wall hung vanity w.h.b., wall hung display cabinet, Trident rainwater electric shower, recessed lights and heated towel rail

Bedroom 2 (13.32ft x 7.55ft) 4.06m x 2.30m

Built in wardrobes.

Bedroom 3 (11.81ft x 10.17ft) 3.60m x 3.10m

Built in wardrobes.

Main Bathroom

Fully tiled, w.c, w.h.b, bath with shower attacgment.

Attic Room 1 (30.84ft x 9.45ft) 9.40m x 2.88m

With storage closet.



Features

- Turnkey condition.
- Eligible for Green mortgage.
- Short walk to the train station.
- Built in wardrobes in all bedrooms.
- Attic conversion.
- Recently installed gas boiler.
- Hive heating system.
- Low maintenance exterior.
- Not overlooked to rear.
- Home office/gym to the rear.

Inclusions

Carpets, Blinds, Integrated appliances, American fridge/freezer, Belling range cooker, two bar stools, Hive heating system.

Outside

Carport to the side of the property with electricity and security cameras with space for two cars. Gated side access leads to a beautifully landscaped, low-maintenance rear garden featuring granite slabs, built-in raised flower beds, mature shrubs, flowers and trees. Additional features include an outside tap and home gym/office with electricity running hot water and built in ground and eye level units extending to c. 13 sq.m.

Services

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

Negotiator | Mark Neylon

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