

# FOR SALE

By Private Treaty



44 Allenview Heights, Newbridge, Co. Kildare, W12 NF43



3



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✕ 130 Sqm



GUIDE PRICE: €375,000

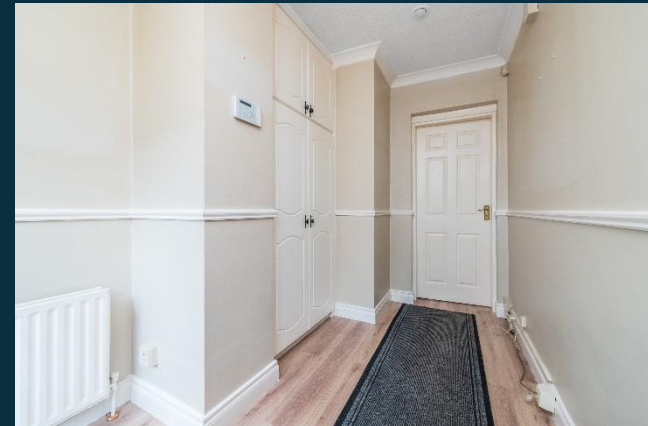
JORDAN 

## SUPERB DETACHED 3 BEDROOM BUNGALOW

No. 44 Allenview Heights is a superb, detached bungalow extending c. 130 sq. m. / 1,400 sq. ft. and is presented in excellent condition throughout. Features include PVC double glazed windows, granite worktops in the kitchen, oil fired central heating, gated side access and a low maintenance private walled-in rear garden with a summer house and workshop.

This is an ideal detached family home set in a mature residential development only a short walk from the town centre, schools, church, pubs, restaurants, banks and for the shopping enthusiast; Penney's, T.K. Maxx, Dunne's Stores, Tesco, Aldi, Lidl, D.I.D. Electrical, Woodies, Newbridge Silverware and Whitewater shopping centre with over 70 retail outlets, food court and a cinema. Newbridge is one of County Kildare's most established and well-served towns, offering an excellent blend of residential amenities, employment opportunities, and commuter accessibility.

Newbridge is particularly well served for commuters with the Train Station located just minutes from the town centre. The station provides regular and reliable services to Heuston and Grand canal dock, making it an ideal choice for those travelling to the capital for work. There is also easy access to the M7 Motorway along with regular bus services.



## Accommodation

### Entrance Hall (10.66ft x 4.69ft) 3.25m x 1.43m

Laminate floor, recessed lights, coving, storage closet.

### Sitting Room (17.88ft x 16.08ft) 5.45m x 4.90m

Laminate floor, vaulted ceiling, sliding patio doors, Stanley solid fuel stove and built in cabinets with recessed lights.

### Kitchen/Dining Room (21.33ft x 11.98ft) 6.50m x 3.65m

Tiled floor, recessed lights, Stanley stove, granite insert feature fireplace, cream built-in ground and eye level units with granite worktops, tiled splash back, stainless steel sink, double oven, integrated microwave, whirlpool induction hob, French doors leading to rear.

### Hotpress

Shelved with immersion.

### Bedroom 1 (13.62ft x 13.45ft) 4.15m x 4.10m

Laminate floor, recessed lights, range of built-in wardrobes and sliding patio door to rear garden.

### Bedroom 2 (14.44ft x 9.12ft) 4.40m x 2.78m

Laminate floor, coving, recessed lights, built-in wardrobes.

### Bedroom 3 (13.12ft x 8.86ft) 4.00m x 2.70m

Laminate floor, coving, recessed lights.

### Bathroom

Recently renovated, tiled floor, recessed lights, w.c, vanity w.h.b, rain water electric shower.

### Shed

Outside utility, plumbed with electricity, w.c, w.h.b.

### Workshop (11.91ft x 11.32ft) 3.63m x 3.45m

With electricity, plumbed and stove.

### Sun Room

(Summer room) With electricity and laminate floor.



## Features

- Ideal family home.
- Oil fired central heating.
- PVC double glazed windows.
- Walking distance of Town Centre.
- Spacious detached bungalow (c. 130 sq. m./ 1400 sq. ft.)
- Low maintenance walled-in rear garden.
- Excellent educational, recreational and shopping facilities close by.
- Additional summer house and workshop with plumbing and electricity.
- Within walking distance to the town and the train station.

## Inclusions

TBC.

## Outside

Gated front entrance with a paved front drive and integrated ground lights. Low maintenance exterior with gated side access, along with outdoor sockets and taps for convenience. To the rear there is an outdoor utility room, a workshop, and a summer house.

## Services

Mains water, mains drainage, refuse collection, oil fired central heating and electricity.

## Negotiator | Mark Neylon

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## Viewings

Strictly by prior appointment only



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