

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

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Notice to all parties viewing this brochure

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For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770.

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28 Ryebriidge Close, Kilcock, Co. Kildare. W23 T326.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this delightful 3 bed end of terrace with an attic conversion 'B' energy efficient home to the market in the highly sought-after and well-established development of Ryebriidge, Boycetown, Kilcock, Co. Kildare. Please note that if you purchase a home that has an A or a B BER rating you currently will qualify for a lower interest rate with your mortgage.

Offers in Excess of €429,950



Team Lorraine Mulligan
AWARD CATEGORIES

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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

HALL:
Coving, recessed lights, radiator cover, quality wooden floor, carpet on stairs, fuse box, alarm key panel.

GUEST W.C: 1.56M X 1.486M
Light fitting, blind, wall and floor tiles, W.C., W.H.B.

KITCHEN/ DINING ROOM: 4.64M X 2.99M
Recessed lighting, blinds, quality fitted kitchen with wall and base units, crystal display cabinet, tiled splash back area, four plate induction hob, chrome extractor, oven, radiator cover, storage area, French double doors leading to garden area.

SITTING ROOM: 5.97M X 3.30M
Coving, light fitting, feature a bay window, blind, stone feature fireplace, quality wooden floors.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 4.07M X 2.98M
Light fitting, blind, fitted wardrobes, carpet.

UPGRADED ENSUITE: 1.67M X 1.59M
Recessed lights, extractor fan, W.C, W.H.B., vanity unit, electric `Triton` T90SR shower, heated towel rail, wall and floor tiling, shower.

BEDROOM 2: 5.18M X 2.50M
Light fitting, blind, fitted wardrobes, carpet.

BEDROOM 3: 2.98M X 1.98M
Light fitting, blind, fitted wardrobes, carpet. Black out blind, quality wooden floor.

REMODELLED BATHROOM: 2.54M X 1.60M
Recessed lighting, blind, `Triton T90 SI` electric shower over bath, glass shower door, W.C., W.H.B., wall tiles, floor tiles, heated towel rail.

CONVERTED ATTIC: 4.88M X 4.64M
Recessed light, two large `Velux` windows, side storage panels, carpet.



FEATURES INTERNAL:
Large attic conversion with storage
`Plantation` shutter blinds
Remodelled ensuite and bathroom
Bright and spacious interior throughout
Freshly painted for sale
Turnkey condition
Vacant possession
Generously proportioned and bright comfortable rooms
The kitchen overlooks a south facing back garden
tasteful open-plan kitchen/dining area with garden views
Master bedroom with ensuite bathroom
Gas fired central heating
Fully alarmed

FEATURES EXTERNAL:
Double glazed windows
Attractive facade
South facing sunny back garden
Pretty maintenance free front and back garden
Raised flower beds
Side entrance for wheelie bins and bicycles
Patio to the rear
Small block garden shed to the rear

SQUARE FOOTAGE: C.124.92sqm / 1344.62sqft

HOW OLD IS THE PROPERTY: Built in 2007

BACK GARDEN ORIENTATION: Sunny south facing

BER RATING: B – 109.45 kWh/m²/yr.

BER NUMBER: 102889425

EMISSIONS INDICATOR: 18 kgCO2 /m²/yr

SERVICES: Mains water, main sewerage, ESB and broadband availability

HEATING SYSTEM: Gas fired central heating.

HOUSE STATUS: Vacant possession

PREVIOUSLY RENTED: No always professionally owned

RENT POTENTIAL: €2,500/€3,000 per month

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014,
2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine
Mulligan invites you to view this Stunning home.

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

